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**SOAH DOCKET NO. 473-21-1431
PUC DOCKET NO. 51568**

APPLICATION OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC TO AMEND A CERTIFICATE OF CONVENIENCE AND NECESSITY FOR A PROPOSED 345 KV TRANSMISSION LINE WITHIN WHARTON COUNTY	§ § § § § § §	BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS
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DANISH FIELDS SOLAR, LLC’S NOTICE OF MEMORANDUM OF LEASE

COMES NOW, Danish Fields Solar, LLC (“Danish Fields”) and submits this Notice of Memorandum of Lease. On October 15, 2021, Hillje Land Enterprises, LLC (“Hillje Land”) entered into a Special Warranty Deed with South Texas Land Limited Partnership to officially take ownership of the land that will be utilized for the Danish Fields Solar Project. This Special Warranty Deed was recorded in the public records of Wharton County in Book 1238, Pages 772-808 on October 18, 2021, attached hereto as Exhibit 1. Subsequently, the Memorandum of Ground Lease Agreement by and between Danish Fields and Hillje Land for a 35-year lease for the property to be used for the Danish Fields Solar Project was executed on October 15, 2021 and recorded in the public records of Wharton County in Book 1238, Pages 809-838 on October 18, 2021 (the “Memorandum”), attached hereto as Exhibit 2.

Pursuant to the Memorandum, Danish Fields has now exercised the land option agreements, obtained a title policy, and officially entered into a long-term ground lease for its Solar Project. Accordingly, Danish Fields respectfully requests that the Commission admit Exhibit 1 and Exhibit 2 into the record as late-filed exhibits pursuant to PUC Proc. R. § 22.226(d). Good cause exists to admit these documents as late-filed exhibits because Danish Fields was not in possession

of the documents at the time of hearing, as they were executed on October 15, 2021, and parties had notice that the option would be executed after the close of the hearing.¹

In the alternative, Danish Fields requests official notice of Exhibit 1 and Exhibit 2 by the Commission pursuant to PUC Subst. R. 22.222(b). Good cause exists to accept this motion for official notice after the close of the evidentiary hearing, as the documents were not executed nor were they in Danish Fields possession at the time of the hearing. Further, granting this motion for official notice is supported by the good cause exception set forth in PUC Subst. R. 22.5(b), which provides that the “presiding officer may grant exceptions to any requirement in this chapter or in a commission-prescribed form for good cause.”

Respectfully submitted,

JACKSON WALKER LLP

/s/ Alisha Mehta

Meghan Griffiths—State Bar No. 24045983

Jennifer Ferri—State Bar No. 24065224

Alisha Mehta—State Bar No. 24102190

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Austin, Texas 78701

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ATTORNEYS FOR
DANISH FIELDS SOLAR, LLC

¹ Tr. at 55–56.

CERTIFICATE OF SERVICE

I certify that a true and correct copy of this pleading has been forwarded to all parties of record via electronic mail on October 25, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50064.

/s/ Alisha Mehta
Alisha Mehta

Exhibit 1
Special Warranty Deed



Doc ID: 005014460037 Type: OFF
Kind: DEED
Filed: 10/18/2021 at 09:22:55 AM
Fee Amt: \$170.00 Page 1 of 37
Wharton, TX
Barbara Svatek County Clerk
File# 2021-00006697

BK **1238** PG **772-808**

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: October 15, 2021

Grantor: **SOUTH TEXAS LAND LIMITED PARTNERSHIP,**
a Nebraska limited partnership

Grantor's Mailing Address: P.O. Box 430
El Campo, Texas 77437
Wharton County

Grantee: **HILLJE LAND ENTERPRISES, LLC, a Delaware limited liability company**

Grantee's Mailing Address: c/o Eolian, L.P.
Attn: Renewable Energy Assets
988 Howard Ave., Suite 200
Burlingame, California 94010

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

That certain real property situated in Wharton County, Texas, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with any and all of Grantor's rights in or to and all improvements located thereon, and any easements, appurtenances or hereditaments benefiting said real property (or the applicable portion thereof), including without limitation, all right, title and interest of Grantor with respect to water, caliche and gravel therein or thereon.

Reservations from Conveyance:

THIS CONVEYANCE IS MADE SUBJECT TO, AND THERE IS EXCEPTED THEREFROM, mineral, royalty and other interests heretofore reserved or conveyed to others and Grantor hereby excepts and reserves to itself, in addition to such existing burdens, all of the remaining undivided interest in and to the oil, gas and other minerals in and under the Property.

Grantor does hereby waive and quitclaim unto Grantee its rights to conduct surface operations, except as outlined in the paragraph below, with respect to the oil, gas, mineral and hydrocarbon rights Grantor is reserving hereunder (the "**Mineral Rights**"), including, without limitation, using the surface of the Property in exploring for, testing for, drilling for, extracting, producing, taking, processing, storing, or otherwise developing Mineral Rights of any kind or nature, and/or minerals of any kind or nature. Grantor agrees that neither it nor its agents, contractors, lessees, sublessees, invitees, licensees, successors, or assigns shall (and Grantor hereby waives and quitclaims unto Grantee any rights it has to) use, enter upon, occupy, drill wells on, or place or construct any buildings, facilities, structures, improvements, equipment, machinery, or other property on any portion of the surface of the Property, with the exception of the Drillsites (defined below) and Access Easements (defined below) designated herein.

Grantor hereby reserves exclusive use of the surface with respect to up to four (4) two-acre drillsites (the "**Drillsites**") together with nonexclusive use of the sixty (60) foot access easements for vehicular ingress and egress and pipeline transmission lines (the "**Access Easements**"), such Drillsites and Access Easements to be selected by Grantor and located along the boundary of the Property as depicted in **Exhibit "B"** attached hereto and made a part hereof. Grantor agrees that Grantor's use of such easements and reserved rights shall not interfere with Grantee's use of the remainder of the Property. If Grantor enters into an agreement with a third party to use any or all of the Drillsites and Access Easements, any such agreement shall be subject to Grantee's prior written approval, not to be unreasonably withheld, conditioned or delayed, the parties expressly agreeing it shall not be unreasonable for Grantee to withhold such consent if Grantee determines such third party does not have sufficient creditworthiness or does not carry adequate insurance.

Notwithstanding the foregoing, nothing herein shall be construed as waiving, releasing, or relinquishing (i) Grantor's right to extract, produce, take, or otherwise develop oil, gas, and/or hydrocarbons of any kind or nature on or from the Property without using the surface of the Property, or (ii) the right of Grantor to pool its oil, gas, and hydrocarbon interests with lands adjoining the Property in accordance with the laws and regulations of the State of Texas and to the extent permitted by all applicable governing laws. Nothing contained in this Deed shall limit Grantor's

right to directionally drill under any portion of the Property without using the surface of the Property; *provided that* any directional drilling below the portion of the Property must be more than five hundred (500) feet below the surface of the Property; notwithstanding the foregoing to the contrary, drilling (but not excavation) at less than five hundred (500) feet may be performed by Grantor if Grantee agrees in advance in writing that the methods for performing the same will not interfere with Grantee's ability to use the surface of the Property.

The restrictions contained in this Deed shall be binding upon and inure to the benefit of the undersigned, their respective heirs, successor and assigns, including any and all assignees of Grantor's interest in the Mineral Rights.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to certain matters referred to by the parties herein as "**Permitted Exceptions**", and being more particularly described on attached **Exhibit "C"**.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof *when the claim is by, through or under Grantor, but not otherwise*, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

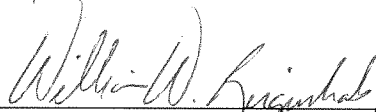
When the context requires, singular nouns and pronouns include the plural.

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Signature Pages Follow]**

SOUTH TEXAS LAND LIMITED PARTNERSHIP,
a Nebraska limited partnership

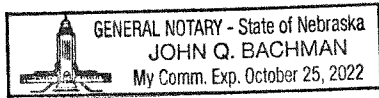
By: STLLP General Partner, LLC, a Nebraska limited liability company, General Partner


By:  MANAGER
Neely Kountze, Manager

By:  MANAGER
William W. Ziegenhals, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

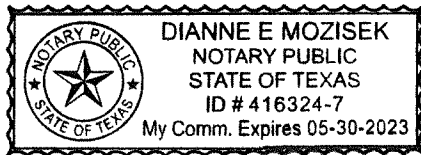
This instrument was acknowledged before me on October 15, 2021, by Neely Kountze, Manager of STLLP General Partner, LLC, a Nebraska limited liability company, General Partner of South Texas Land Limited Partnership, a Nebraska limited partnership, on behalf of said company and partnership.

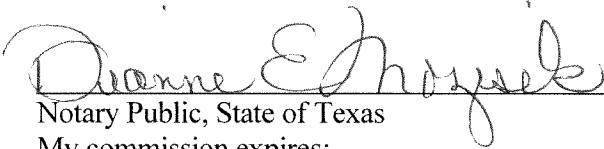



Notary Public, State of Nebraska
My commission expires: _____

STATE OF TEXAS)
) ss.
COUNTY OF WHARTON)

This instrument was acknowledged before me on October 15, 2021, by William W. Ziegenhals, Manager of STLLP General Partner, LLC, a Nebraska limited liability company, General Partner of South Texas Land Limited Partnership, a Nebraska limited partnership, on behalf of said company and partnership.





Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

HILLJE LAND ENTERPRISES, LLC
988 Howard Ave., Suite 200
Burlingame, California 94010
Attn: Richard Ketch Morse

EXHIBIT "A"

Property Legal Description

TRACT 1:

The South Half of the Southeast Quarter (S/2 of SE/4) of Section No. 7, Beaty, Seale and Forwood Survey, Patent No. 242, Volume No. 29, Abstract No. 401, Wharton County, Texas, patented to Henry Miller, assignee of B.F.&F. on November 30, 1877, and containing 80.00 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of an 80.000 acre tract of land being the South Half of the Southeast Quarter of Section No. 7, Beaty, Seale and Forwood Survey, Patent No. 242, Volume No. 29, Abstract No. 401, Wharton County, Texas; said tract also being all of a called 80.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 80.000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in right-of-way of County Road 401 at the southeast corner of said 80.00 acre tract; said point also being the southeast corner of said Section No. 7, the southwest corner of P. Poole Survey, Abstract No. 615, Section No. 8, the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 398, Section No. 9 and the northeast corner of P. Poole Survey, Abstract No. 614, Section No. 6, Wharton County, Texas;

THENCE, South 87 degrees 23 minutes 33 seconds West, along the common line between said Section No. 7 and said Section No. 6, a distance of 2,669.45 feet to a point for corner;

THENCE, North 02 degrees 13 minutes 21 seconds West, departing the said common line between Section No. 7 and Section No. 6 and along the west line of said 80.000 acre tract, at a distance of 48.13 feet passing a 1/2-inch iron rod found, continuing in all a total distance of 1,306.15 feet to a point for corner;

THENCE, North 87 degrees 23 minutes 33 seconds East, departing the west line of said 80.000 acre tract and along the north line of said 80.000 acre tract, a distance of 2,666.67 feet to a point for corner near the centerline of said County Road 401; said point also being in the common line between said Section No. 7 and said Section No. 8;

THENCE, South 02 degrees 20 minutes 40 seconds East, along the centerline of said County Road 401 and said common line between Section No. 7 and Section No. 8, a distance of 1,306.13 feet to the POINT OF BEGINNING;

CONTAINING, 3,484,803 square feet or 80.000 acres of land, more or less.

TRACT 2:

179.00 acres of land, more or less, being all of the Southwest Quarter (SW/4) and the Southwest Quarter of the Northwest Quarter (SW/4 of NW/4) and the South Half of the Southeast Quarter (S/2 of SE/4) of Section No. 8, P. J. Poole Survey, Patent No. 607, Volume No. 5, Abstract No. 615, Wharton County, Texas, patented to Augustus Kountze, assignee of P. J. Poole on May 15, 1886, and containing 280.00 acres, more or less;

SAVE & EXCEPT 1.00 acres of land, more or less, located in the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW/4 of NW/4) of Section No. 8, P. J. Poole Survey, Abstract No. 615, and being the same land described in that certain Deed dated January 29, 1952, from Denman Kountze and J. T. Stewart, III, to R. B. Wallace, recorded in Volume 246, Page 307, Deed Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 278.503 acre tract of land being part of Section 8, P.J. Poole Survey, Patent No. 607, Volume No. 5, Abstract No. 615, Wharton County, Texas; said tract also being part of a called 280.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 278.503 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in right-of-way of County Road 401 at the southwest corner of said 280.00 acre tract and the southeast corner of a called 80.00 acre tract of land described in said Special Warranty Deed to South Texas Land Limited Partnership; said point also being the southwest corner of said Section No. 8, the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 398, Section No. 9, the northeast corner of P. Poole Survey, Abstract No. 614, Section No. 6 and the southeast corner of Beaty, Seale & Forwood Survey, Abstract No. 401, Section No. 7, Wharton County, Texas;

THENCE, North 02 degrees 20 minutes 29 seconds West, along the centerline of said County Road 401, common line between said Section No. 7 and said Section No. 8 and common line between said 280 acre tract and said 80 acre tract, a distance of 1,306.08 feet to an angle point; said point also being the northeast corner of said 80 acre tract;

THENCE, North 02 degrees 35 minutes 30 seconds West, continuing along the centerline of said County Road 401 and said common line between Section No. 7 and Section No. 8, a distance of 2,431.33 feet to a point for corner; said point also being the southwest corner of a called 1.00 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 909 of the said Deed Records;

THENCE, North 87 degrees 06 minutes 15 seconds East, departing the centerline of said County Road 401 and said common line between Section No. 7 and Section No. 8 and along the south line of said 1.00 acre tract, a distance of 208.70 feet to a re-entrant corner; said point also being the southeast corner of said 1.00 acre tract;

THENCE, North 02 degrees 34 minutes 14 seconds West, departing the said south line of the 1.00 acre tract and along the east line of said 1.00 acre tract, a distance of 208.70 feet to a point for corner in the south line of a called 33.00 acre tract of land describe in deed to Chase R. Macek recorded in Volume 986, Page 282 of the said Deed Records; said point also being the northeast corner of said 1.00 acre tract;

THENCE, North 87 degrees 06 minutes 15 seconds East, along the said south line of the 33.00 acre tract, a distance of 1,110.79 feet to a point for corner in the west line of a called 155.00 acre tract of land described in deed to Charles R. Collins recorded in Volume 1030, Page 550 of the said Deed Records; said point also being the southeast corner of said 155.00 acre tract;

THENCE, South 02 degrees 35 minutes 32 seconds East, along the said west line of the 155.00 acre tract, a distance of 1,314.27 feet to a re-entrant corner; said point also being the southwest corner of said 155.00 acre tract;

THENCE, North 87 degrees 21 minutes 55 seconds East, along the south line of said 155.00 acre tract, a distance of 1,320.05 feet to a point for corner; said point also being the northwest corner of a tract of land described in deed to Leon H. Cranek Family Trust recorded in Volume 905, Page 643 of the said Deed Records;

THENCE, South 02 degrees 36 minutes 21 seconds East, along the common line between said 280.00 acre tract and said Leon H. Cranek Family Trust tract, a distance of 1,320.00 feet to a re-entrant corner; said point also being the southwest corner of said Leon H. Cranek Family Trust tract;

THENCE, North 87 degrees 23 minutes 06 seconds East, continuing along the said common line between the 280.00 acre tract and the Leon H. Cranek Family Trust tract, a distance of 2,644.37 feet to a point for corner in the centerline of County Road 403; said point also being in the east line of said Section No. 8 and in the west line of P. Poole Survey, Abstract No. 612, Section No. 12;

THENCE, South 02 degrees 32 minutes 54 seconds East, along the centerline of said Public Road, a distance of 1,314.91 feet to a 5/8-inch iron rod found for corner; said point also being the southeast corner of said Section 8, the southwest corner of said Section 12, the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 399, Section No. 11 and the northeast corner of said Section No. 9;

THENCE, South 87 degrees 20 minutes 37 seconds West, along the common line between said Section No. 8 and said Section No. 9, a distance of 5,289.01 feet to the POINT OF BEGINNING;

CONTAINING, 12,131,595 square feet or 278.503 acres of land, more or less.

TRACT 3:

Being 139.864 acres of land, more or less, out of the West one-half (W/2) of P. J. Poole Survey

(BS&F) No. 12, Abstract No. 612, Wharton County, Texas, being that same land described in that certain Exchange Special Warranty Deed dated January 31, 1992, from Thomas S. Richards to South Texas Land Limited Partnership, a Nebraska limited partnership, recorded in Volume 9, Page 495 of the Official Records of Wharton County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe set at corner post found marking the center point of said Poole and B.S.&F. Surveys, marking the Northeast corner of a call 80 acre tract (Volume 21, Page 636 of Deed Records of Wharton County, Texas) and the Northwest Corner of the Wesley Miksik Tract (Volume 431, Page 430 of the Deed Records of Wharton County, Texas);

THENCE South 1320 feet to an iron pipe set for the Southeast corner of this tract;

THENCE West at 2614 feet pass iron pipe set in Public Road right-of-way, in all, 2640 feet to a point being the Southwest corner of this tract;

THENCE North along a line in said Road, 2640 feet to a point marking the Northwest corner of this tract;

THENCE East at 26 feet pass iron pipe set, in all, along the centerline of a turn row, 1320 feet to an iron pipe set for the most Northerly Northeast corner of this tract;

THENCE South 107.25 feet to an iron pipe set for re-entrant corner, said point also marks the Northwest corner of a call 20 acres tract (Volume 70, Page 512 of the Deed Records of Wharton County, Texas);

THENCE East 606 feet to an iron pipe set for the most Easterly Northeast corner of this tract;

THENCE Southerly along the centerline of Willow Creek the following courses and distances: South 11 deg. 02' West, 269.66 feet to a point, South 29 deg. 31' 40" East, 238.44 feet to a point, South 22 deg. 53' 50" East 497.56 feet to a point, South 09 deg. 30' East, 184.99 feet to a point South 19 deg. 44' 24" East, 106.03 feet to an iron pipe set for re-entrant corner;

THENCE East 404.46 feet to the PLACE OF BEGINNING, and containing 139.864 acres of land, and being in part the same lands conveyed by Clarence P. Lauritsen, et al to Tim Dodungen, et al by Deed dated December 7, 1973, recorded in Volume 450, Page 272 of the Deed Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 140.622 acre tract of land situated in the P.J. Poole Survey, Abstract No. 612, Section 12, Wharton County, Texas; said tract being all of a called 139.864 acre tract of land described in Exchange Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 9, Page 495 of the Official Public Records of Wharton County, Texas; said 140.622 acre tract being more particularly described as follows:

BEGINNING, at a point for southwest corner of said 139.864 acre tract in the right-of-way line of County Road 403; said point also being in the west line of said Section 12 and in the east line of the P. Poole Survey, Abstract No. 615, Section 8, Wharton County, Texas and being at the northwest corner of a called 40.00 acre tract of land described in deed to CenterPoint Energy recorded in Volume 653, Page 593 of the said Official Public Records;

THENCE, North 02 degrees 36 minutes 00 seconds West, along the County Road 403, west line of said 139.864 acre tract and the common line between said Section 12 and said Section 8, a distance of 2,639.40 feet to a point for corner; said point also being the southwest corner of a called 39.28 acre tract of land described in deed to Amanda E. Hoffpauir recorded in Volume 1109, Page 74 of the said Official Public Records;

THENCE, North 87 degrees 13 minutes 18 seconds East, departing the County Road 403, west line of said 139.864 acre tract and the said common line between the Section 12 and the Section 8 and along the common line between the said 139.864 acre tract and the said 39.28 acre tract, at a distance of 29.8 feet passing a 1/4-inch iron pipe found, continuing in all a total distance of 1,320.00 feet to a 1/2-inch rebar found for the most northerly northeast corner of said 139.864 acre tract;

THENCE, South 04 degrees 04 minutes 30 seconds East, departing the said common line between the 139.864 acre tract and the 39.28 acre tract and along an east line of said 139.864 acre tract, a distance of 113.28 feet to a 1/4-inch iron pipe found for corner;

THENCE, North 87 degrees 50 minutes 04 seconds East, along a north line of said 139.864 acre tract, a distance of 606.00 feet to a point for corner in the centerline of Willow Creek;

THENCE, along the centerline of Willow Creek,, the following five (5) calls:

South 08 degrees 52 minutes 04 seconds West, a distance of 269.66 feet;

South 31 degrees 41 minutes 36 seconds East, a distance of 238.44 feet;

South 25 degrees 03 minutes 46 seconds East, a distance of 497.56 feet;

South 11 degrees 39 minutes 56 seconds East, a distance of 184.99 feet;

South 21 degrees 54 minutes 20 seconds East, a distance of 106.03 feet;

THENCE, North 87 degrees 50 minutes 04 seconds East, along a north line of said 139.864 acre tract, a distance of 404.46 feet; said point also being the southwest corner of a called 160.00 acre tract of land described in deed to Vlasta K. Bartos recorded in Volume 874, Page 387 of the said Official Public Records and the northwest corner of a called 81.50 acre tract of land described in deed to Juhl Moksik recorded in Volume 1137, Page 261 of the said Official Public Records;

THENCE, South 02 degrees 09 minutes 56 seconds East, along the common line between said 139.864 acre tract and said 81.50 acre tract, a distance of 1,320.00 feet to a point for corner; said

point also being the northeast corner of a called 40.00 acre tract of land described deed to CenterPoint Energy recorded in Volume 652, Page 564 of the said Official Public Records;

THENCE, South 87 degrees 40 minutes 21 seconds West, along the south line of said 139.864 acre tract, the north line of said 40.00 acre tract of land recorded in Volume 652, Page 564 and the north line of said 40.00 acre tract of land recorded in Volume 653, Page 593, a distance of 2,640.00 feet to the POINT OF BEGINNING;

CONTAINING, 6,125,479 square feet or 140.622 acres of land, more or less.

TRACT 4:

The Northeast Quarter (NE/4) of Section No. 6, P. J. Poole Survey, Patent No. 604, Volume No. 5, Abstract No. 614, Wharton County, Texas, patented to Augustus Kountze, assignee of P. J. Poole on May 13, 1886, and containing 160.00 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 160.431 acre tract of land being the Northeast Quarter of Section 6, P.J. Poole Survey, Patent No. 604, Volume No. 5, Abstract No. 614, Wharton County, Texas; said tract also being part of a called 160.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 160.431 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found near the centerline of County Road 401 at the northeast corner of said 160.00 acre tract; said point also being the northeast corner of said Section No. 6, the southeast corner of Beaty, Seale & Forwood Survey, Abstract No. 401, Section No. 7, the southwest corner of P. Poole Survey, Abstract No. 615, Section No. 8 and the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 398, Section No. 9, Wharton County, Texas;

THENCE, South 02 degrees 42 minutes 16 seconds East, along the centerline of said County Road 401 and the common line between said Section No. 6 and said Section No. 9, a distance of 2,633.70 feet to a point at the southeast corner of said 160.00 acre tract;

THENCE, South 87 degrees 17 minutes 20 seconds West, departing the centerline of said County Road 401 and the said common line between Section No. 6 and Section No. 9, at a distance of 26.63 feet passing a 5/8-inch iron rod with "RPLS #2320" cap found continuing along the south line of said 160.00 acre tract, in all a total distance of 2,632.62 feet to a 5/8-inch iron rod found at the southwest corner of said 160.00 acre tract; said point also being the southeast corner of a called 160.00 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 907 of the said Deed Records;

THENCE, North 03 degrees 30 minutes 14 seconds West, along the common line of said South Texas Land Limited Partnership tract and said Knipling tract, a distance of 2,638.78 feet to a point for corner in the common line between said Section No. 6 and said Section No. 7; said point also

being the northeast corner of said Knipling tract;

THENCE, North 87 degrees 23 minutes 33 seconds East, along the said common line between Section No. 6 and Section No. 7, a distance of 2,669.45 feet to the POINT OF BEGINNING;

CONTAINING, 6,988,373 square feet or 160.431 acres of land, more or less.

TRACT 5:

471.03 acres of land, more or less, being all of Section No. 9, Beaty, Seale and Forwood Survey, Patent No. 239, Volume No. 29, Abstract No. 398, Wharton County, Texas, patented to Henry Miller, assignee of B.F.&F. on November 30, 1877, and containing 640.00 acres, more or less;

SAVE & EXCEPT 158.967 acres of land, more or less, being all of the Southwest Quarter (SW/4) of Section No. 9, Beaty, Seale and Forwood Survey, Abstract No. 398, Wharton County, Texas, and being the same land described as "Tract No. 1" in that certain Special Warranty Deed dated July 23, 1992, from South Texas Land Limited Partnership, a Nebraska limited partnership, to Richard F. Knipling, recorded in Volume 25, Page 365, Official Records of Wharton County, Texas.

AND SAVE & EXCEPT 10.00 acres of land, more or less, out of Section No. 9, Beaty, Seale and Forwood Survey, Abstract No. 398, Wharton County, Texas, and being the same land described in that certain Special Warranty Deed dated December 18, 2012, from Richard F. Knipling to Brian J. Knipling, recorded in Volume 906, Page 905, Official Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 468.994 acre tract of land being part of Section 9, Beatty, Seale and Forwood Survey, Patent No. 239, Volume No. 29, Abstract No. 398, Wharton County, Texas; said tract also being part of a called 640.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 468.994 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found near the intersection of the centerline of County Road 401 at the northwest corner of said 640.00 acre tract; said point also being the northwest corner of Section No. 9, the northeast corner of said Section No. 6, the southeast corner of Section No. 7, the southwest corner of Section No. 8;

THENCE, North 87 degrees 20 minutes 37 seconds East, along the common line between said Section 9 and said Section 8, a distance of 5,289.01 feet to a 5/8-inch iron rod found for corner; said point also being the northeast corner of said 640.00 acre tract, the northeast corner of said Section 9, the southeast corner of Section 8, the southwest corner of Section 12 and the northwest corner of Section 11;

THENCE, South 02 degrees 14 minutes 23 seconds East, along the common line between said

Section 9 and said Section 11, a distance of 5,281.21 feet to a fence corner found for corner; said point also being the southeast corner of said 640.00 acre tract, the southeast corner of said Section 9, the southwest corner of said Section 11, the northwest corner of Section 564 and the northeast corner of Section 10;

THENCE, South 87 degrees 23 minutes 26 seconds West, along the common line between said Section 9 and said Section 10, a distance of 2,623.07 feet to a point for corner; said point also being the southeast corner of a called 158.967 acre tract of land described in deed to Richard F. Knipling recorded in Volume 25, Page 365 of the said Deed Records;

THENCE, North 02 degrees 21 minutes 45 seconds West, along the east line of said 158.967 acre tract, a distance of 2,641.69 feet to a re-entrant corner; said point also being the northeast corner of said 158.967 acre tract;

THENCE, South 87 degrees 28 minutes 30 seconds West, along the north line of said 158.967 acre tract, a distance of 1,978.79 feet to a point for corner; said point also being the southeast corner of a called 10 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 905 of the said Deed Records;

THENCE, North 02 degrees 42 minutes 29 seconds West, along the east line of said 10 acre tract, a distance of 660.00 feet to a re-entrant corner; said point also being the northeast corner of said 10 acre tract;

THENCE, South 87 degrees 28 minutes 30 seconds West, along the north line of said 10 acre tract, a distance of 660.00 feet to a point for corner in the centerline of said County Road 401 and in the common line between said Section 9 and said Section 6; said point also being the northwest corner of said 10 acre tract;

THENCE, North 02 degrees 42 minutes 21 seconds West, along the centerline of said County Road 401 and said common line between Section 9 and Section 6, a distance of 1,971.21 feet to the POINT OF BEGINNING;

CONTAINING, 20,429,361 square feet or 468.994 acres of land, more or less.

TRACT 6:

The Northwest Quarter (NW/4), the Southeast Quarter (SE/4) and the Southwest Quarter (SW/4) of Section No. 11, Beatty, Seale and Forwood Survey, Patent No. 240, Volume No. 29, Abstract No. 399, Wharton County, Texas, patented to Henry Miller, assignee of B.F.&F. on November 30, 1877, and containing 480.00 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 481.737 acre tract of land being the Northwest Quarter, the Southeast Quarter and the Southwest Quarter of Section No. 11, Beatty, Seale and Forwood Survey, Patent No. 240,

Volume No. 29, Abstract No. 399, Wharton County, Texas; said tract also being a called 480.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 481.737 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found near the centerline of County Road 403 at the northwest corner of said 480.00 acre tract; said point also being the northwest corner of Section No. 11, the northeast corner of Section No. 9, the southeast corner of Section No. 8 and the southwest corner of Section No. 12;

THENCE, North 87 degrees 25 minutes 18 seconds East, along the centerline of said County Road 403, a north line of said 480.00 acre tract and the common line between said Section No. 11 and said Section No. 12, a distance of 2,639.32 feet to a 5/8-inch iron rod with unreadable cap found for corner; said point also being the northwest corner of a called 80.9 acre tract of land described in Warranty Deed With Vendor's Lien to Tom W. Dennis and LaKeta Jo Dennis recorded in Volume 663, Page 222 of the said Deed Records;

THENCE, South 02 degrees 22 minutes 43 seconds East, departing the centerline of said County Road 403, the said north line of the 480.00 acre tract and the said common line between Section No. 11 and Section No. 12 and along the west line of said 80.9 acre tract, a distance of 2,651.78 feet to a fence corner found at a re-entrant corner; said point also being the southwest corner of said 80.9 acre tract;

THENCE, North 87 degrees 01 minutes 53 seconds East, along the south line of said 80.9 acre tract, a distance of 1,333.73 feet to an angle point; said point also being the southeast corner of said 80.9 acre tract and the southwest corner of a called 157 acre tract (Tract One) described in deed to Dean Hansen recorded in Volume 1041, Page 148 of the said Deed Records;

THENCE, North 87 degrees 23 minutes 14 seconds East, along the south line of said 157 acre tract, a distance of 1,317.43 feet to a point for corner in the common line between said Section No. 11 and Section No. 14;

THENCE, South 02 degrees 39 minutes 40 seconds East, along the said common line between Section No. 11 and Section No. 14, a distance of 2,638.86 feet to a point for corner; said point also being the southeast corner of said Section No. 11 and the southwest corner of said Section No. 14;

THENCE, South 87 degrees 23 minutes 26 seconds West, along the south line of said Section No. 11, a distance of 5,316.25 feet to a point for corner; said point also being the southwest corner of said Section No. 11, the northwest corner of Section 564, the northwest corner of Section 10 and the southeast corner of said Section No. 9;

THENCE, North 02 degrees 14 minutes 23 seconds West, along the common line between said Section No. 11 and said Section No. 9, at a distance of 5.20 feet passing a fence corner, continuing, in all a total distance of 5,283.74 feet to the POINT OF BEGINNING;

CONTAINING, 20,984,480 square feet or 481.737 acres of land, more or less.

TRACT 7:

38.00 acres of land, more or less, being all of the Southwest Quarter of the Southwest Quarter (SW/4 of SW/4) of Section No. 14, P. J. Poole Survey, Patent No. 606, Volume No. 5, Abstract No. 610, Wharton County, Texas, patented to Augustus Kountze, assignee of P. J. Poole on May 15, 1886, and containing 40.00 acres, more or less;

SAVE & EXCEPT 2.00 acres of land, more or less, being the same land described in that certain General Warranty Deed dated December 15, 2017, from Marek Farms, a Co-Partnership, to Troy Malek, husband of Lindsey Marek, recorded in Volume 1081, Page 271, Official Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 38.013 acre tract of land situated in Section 14, P.J. Poole Survey, Patent No. 606, Volume No. 5, Abstract No. 610, Wharton County, Texas; said tract being part of a called 40.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 38.013 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "ARBUCKLE SURVEY #6247 cap found at the northeast corner of said 40.00 acre tract; said point also being a re-entrant corner of a called 120.00 acre tract of land described in Special Warranty Deed to Dean Allen Hansen recorded in Volume 1041, Page 148 of the said Deed Records;

THENCE, South 02 degrees 35 minutes 21 seconds East, along the common line between said 40.00 acre tract and said 120.00 acre tract, a distance of 884.27 feet to a point for corner; said point also being the northeast corner of a called 2.00 acre tract of land described General Warranty Deed to Troy Malek recorded in Volume 1081, Page 271 of the Official Public Records, Wharton County, Texas;

THENCE, South 87 degrees 23 minutes 26 seconds West, departing the said common line between the 40.00 acre tract and the 120.00 acre tract and along the north line of said 2.00 acre tract, a distance of 200.00 feet to a point for corner; said point also being the northwest corner of said 2.00 acre tract;

THENCE, South 02 degrees 36 minutes 18 seconds East, along the west line of said 2.00 acre tract, a distance of 435.60 feet to a point for corner in the south line of said 40.00 acre tract; said point also being the southwest corner of said 2.00 acre tract;

THENCE, South 87 degrees 23 minutes 26 seconds West, along the said south line of the 40.00 acre tract, a distance of 1,119.66 feet to a point for corner at the southwest corner of said 40.00 acre tract; said point also being the southwest corner of said Section 14 and the southeast corner of Section 11;

THENCE, North 02 degrees 39 minutes 40 seconds West, along the common line between said Section 14 and said Section 11 and the west line of said 40.00 acre tract, a distance of 1,320.21 feet to a point

for corner; said point also being the northwest corner of said 40.00 acre tract and the most northerly southwest corner of said 120.00 acre tract;

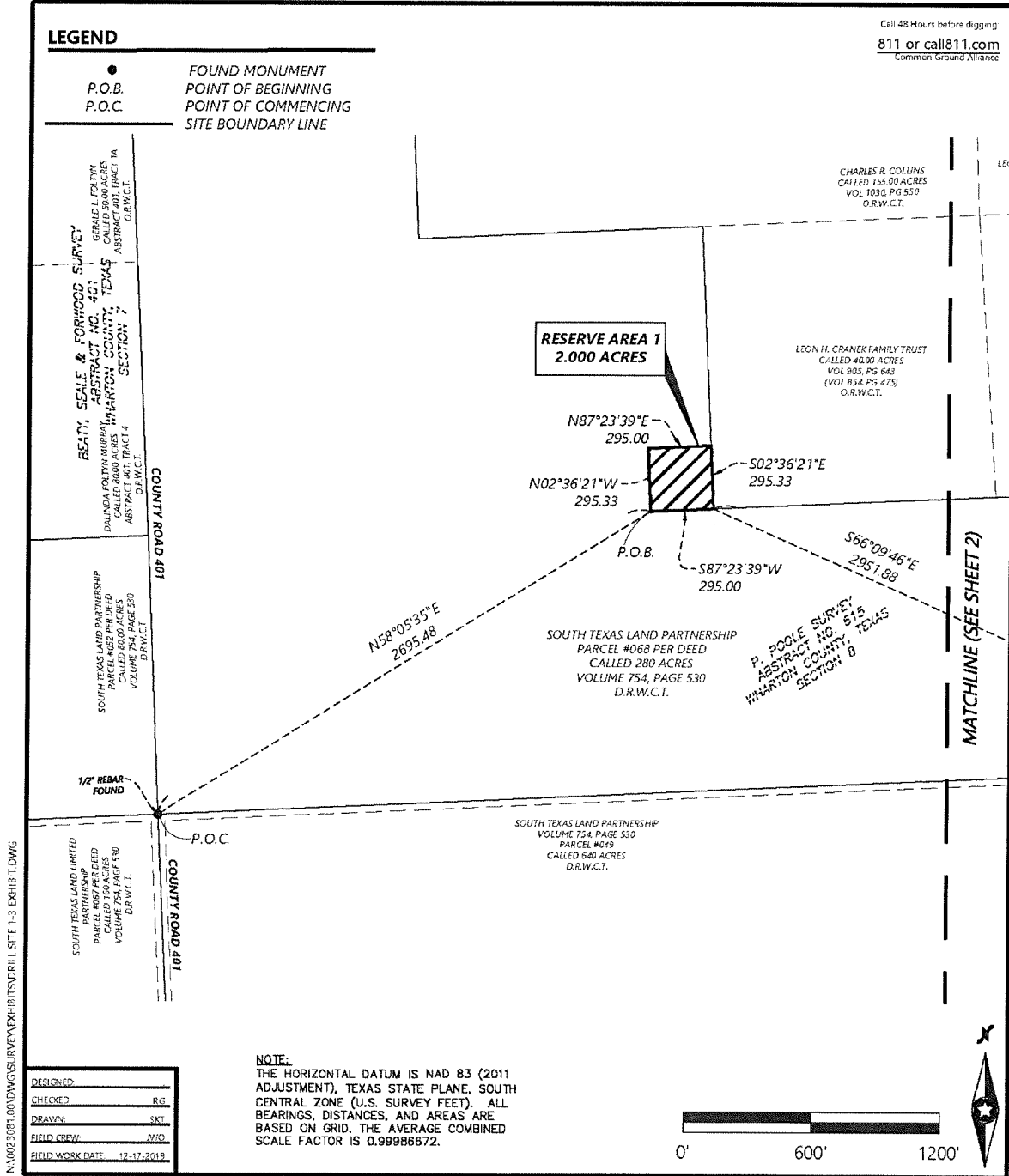
THENCE, North 87 degrees 24 minutes 20 seconds East, along the said common line between the 40.00 acre tract and the 120.00 acre tract, a distance of 1,321.19 feet to the POINT OF BEGINNING;

CONTAINING, 1,655,838 square feet or 38.013 acres of land, more or less.

EXHIBIT “B”

Drill Sites and Access Easements

See the Attached



DANISH FIELDS SOLAR PROJECT

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TSPF FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 13074301

TBPLS NUMBER: 1007432

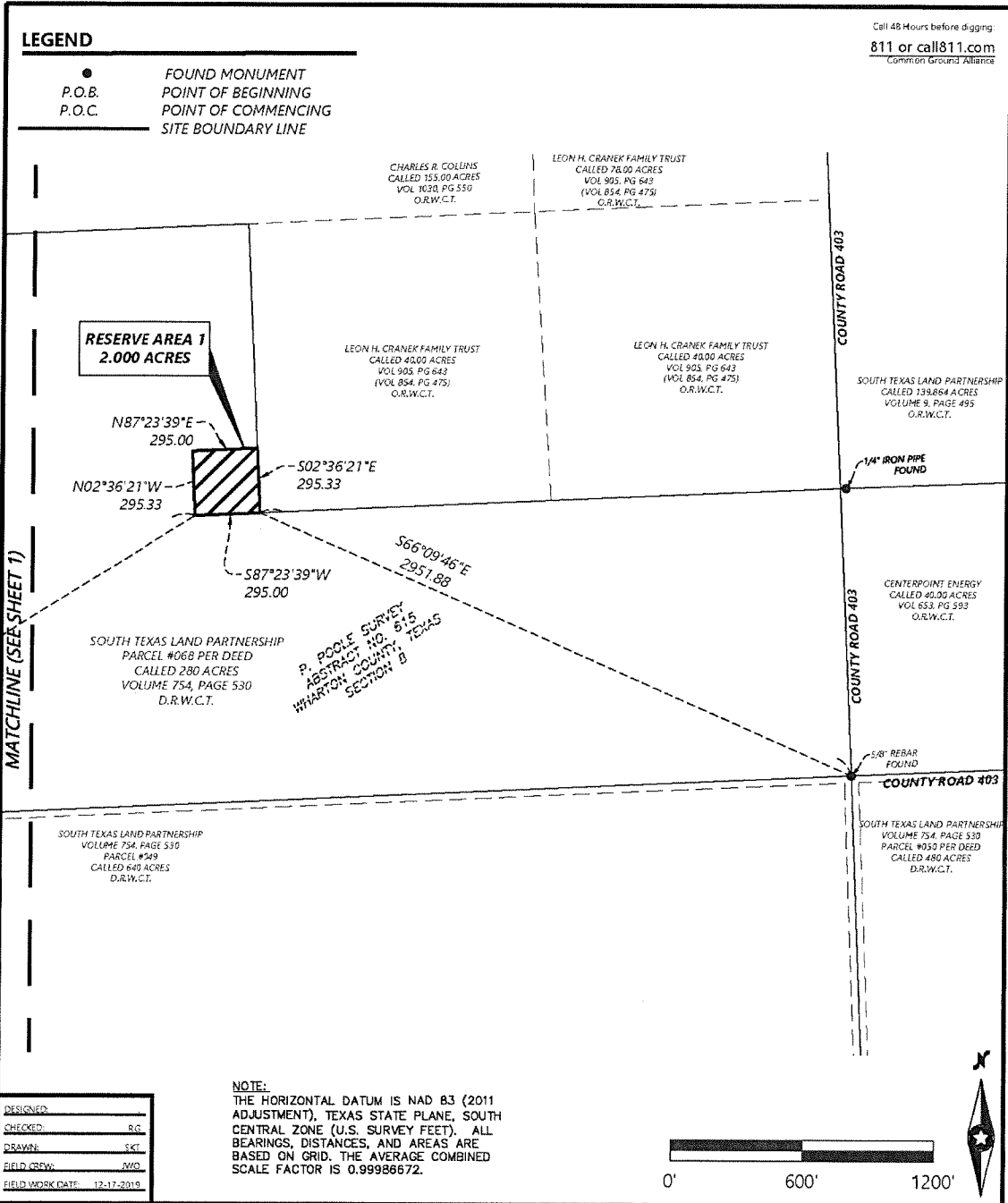
STLLP Reserve Area 1 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1 OF 3

DATE: 03/12/2021



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TBPLS FIRM REGISTRATION NO. 10074301

TBPLS NUMBER: 1007432

**STLLP
Reserve Area 1
Exhibit**

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

2 OF 3

DATE: 03/12/2021

Legal Description:

BEING a 2.000 acre tract of land situated in the P. Poole Survey, Abstract No. 615, Wharton County, Texas, and being a part of the 280 acre tract of land conveyed to South Texas Land Partnership by Special Warranty Deed recorded in Volume 754 Page 530 of the Deed Records of Wharton County, Texas, said 2.000 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch rebar found in the centerline of County Road 401; said point being at the southwest corner of said 280 acre tract, the southeast corner of a called 80.000 acre tract, the northeast corner of a called 160 acre tract and the northwest corner of a called 640 acre tract as described in said Special Warranty Deed conveyed to South Texas Land Partnership;

THENCE North 58 degrees 05 minutes 35 seconds East, a distance of 2,695.48 feet to the POINT OF BEGINNING;

THENCE North 02 degrees 36 minutes 21 seconds West, a distance of 295.33 feet to a point for corner;

THENCE North 87 degrees 23 minutes 39 seconds East, a distance of 295.00 feet to a point for corner in the west line of a called 40.00 acre tract conveyed to Leon H. Cranek Family Trust recorded in Volume 905 Page 643 of the Deed Records of Wharton County, Texas;

THENCE South 02 degrees 36 minutes 21 seconds East, along the west line of said 40 acre tract, a distance of 295.33 feet to a point for corner at the southwest corner of said 40.00 acre tract from which a 5/8 inch rebar found at the intersection centerline of County Road 403 bears South 66 degrees 09 minutes 46 seconds East a distance of 2,951.88 feet;

THENCE South 87 degrees 23 minutes 39 seconds West, departing said west line, a distance of 295.00 feet to the POINT OF BEGINNING, containing 87,122 square feet or 2.000 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

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TSPS FIRM REGISTRATION NO. 10074301

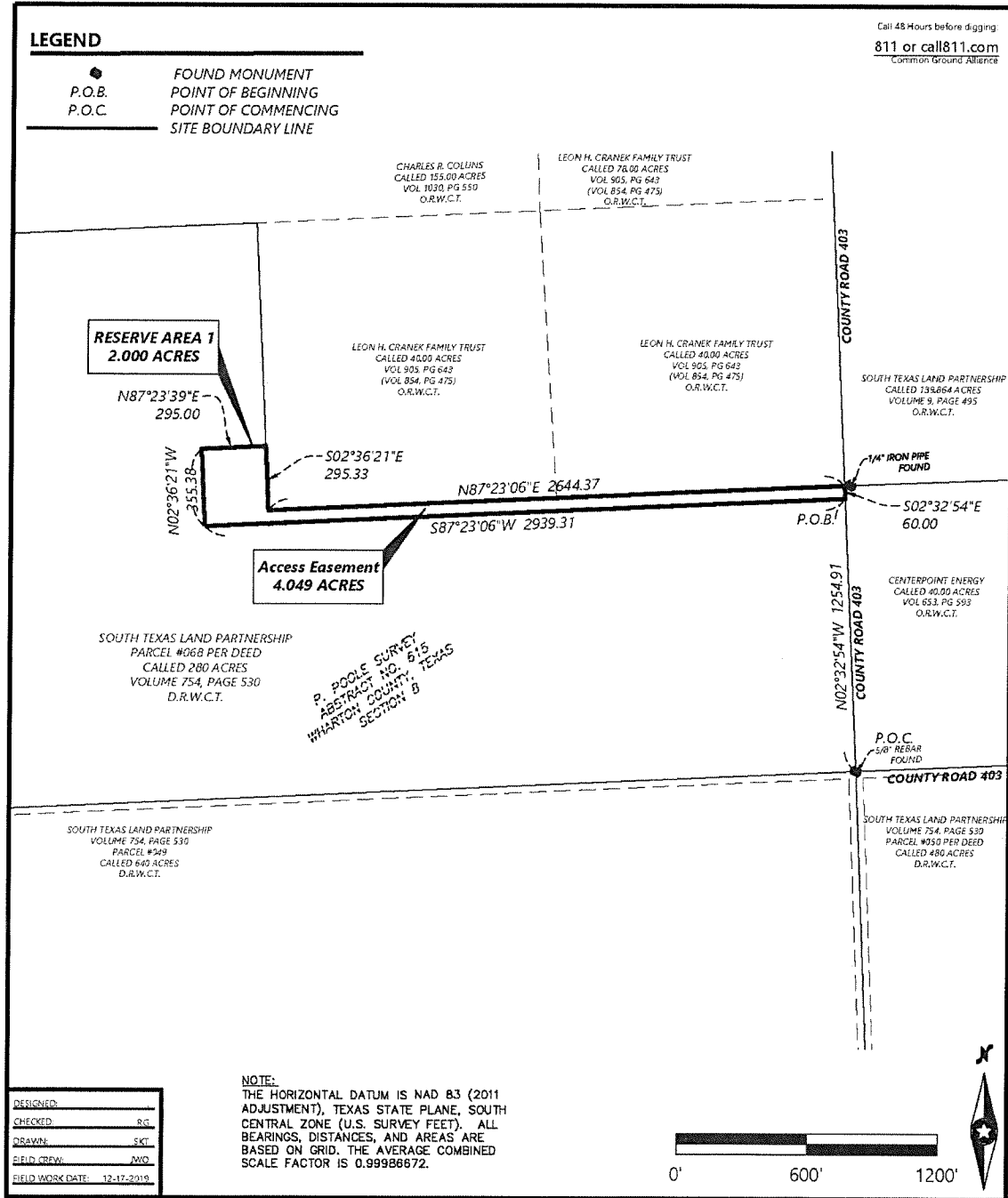
TBPLS NUMBER: 1007432

STLLP
Reserve Area 1
Exhibit

PROJECT NUMBER: 0023081.00

3
OF
3

DATE: 03/12/2021



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TBPLS NUMBER: 1007432

STLLP Reserve Area 1 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1 OF 2

DATE: 09/27/2021

Legal Description:

DESCRIPTION, of a 6.049 acre tract of land situated in the P. Poole Survey, Abstract No. 615, Wharton County, Texas, and being a part of the 280 acre tract of land conveyed to South Texas Land Partnership by Special Warranty Deed recorded in Volume 754 Page 530 of the Deed Records of Wharton County, Texas; said 6.049 acre tract being more particularly described as follows:

COMMENCING at a 5/8-inch rebar found at the intersection of centerlines of County Road 403; said point being the southeast corner of said 280 acre tract;

THENCE, North 02 degrees 32 minutes 54 seconds West, along the centerline of said County Road 403, a distance of 1254.91 feet to the POINT OF BEGINNING;

THENCE, South 87 degrees 23 minutes 06 seconds West, departing the centerline of said County Road 403, a distance of 2,939.31 feet to a point for corner;

THENCE, North 02 degrees 36 minutes 21 seconds West, a distance of 355.38 feet to a point for corner;

THENCE, North 87 degrees 23 minutes 39 seconds East, a distance of 295.00 feet to a point for corner in the west line of a called 40.00 acre tract conveyed to Leon H. Cranek Family Trust recorded in Volume 905 Page 643 of the Deed Records of Wharton County, Texas;

THENCE South 02 degrees 36 minutes 21 seconds East, along the west line of said 40 acre tract, a distance of 295.33 feet to a point for corner at the southwest corner of said 40.00 acre tract; said point also being a re-entrant corner of said 280 acre tract;

THENCE, North 87 degrees 23 minutes 06 seconds East, along a north line of said 280 acre tract, a distance of 2,644.37 feet to a point for corner in the centerline of said County Road 403; said point also being the most southerly northeast corner of said 280 acre tract;

THENCE, South 02 degrees 32 minutes 54 seconds East, along the centerline of said County Road 403, a distance of 60.00 feet to the POINT OF BEGINNING;

CONTAINING, 263,490 square feet or 6.049 acres of land, more or less.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

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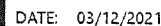
TBPLS NUMBER: 1007432

STLLP
Reserve Area 1
Exhibit

PROJECT NUMBER: 0023081.00

2 OF 2

DATE: 09/27/2021



Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

LEGAL DESCRIPTION:

BEING a 2.000 acre tract of land situated in the P. Poole Survey, Abstract No. 614, Wharton County, Texas, and being a part of the 160 acre tract of land described in Special Warranty Deed to South Texas Land Partnership recorded in Volume 754, Page 530 of the Deed Records of Wharton County, Texas, said 2.000 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with orange cap stamped "RJ KOLAGNY TX RPLS 2320" in the south line of said 160 acre tract, from which a 5/8 inch iron found at the southwest corner of said 160 acre tract bears South 87 degrees 17 minutes 20 seconds West, a distance of 2,632.62 feet;

THENCE, North 87 degrees 22 minutes 39 seconds East, along said south line of the 160 acre tract, a distance of 26.69 feet to a point in the centerline of County Road 401; said point also being the southwest corner of a called 10 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 905 of said Deed Records, and the southeast corner of said 160 acre tract;

THENCE North 02 degrees 42 minutes 21 seconds West, along the centerline of said County Road 401, a distance of 662.53 feet to a point for corner, said point also being the northwest corner of a said 10 acre tract, a southwest corner of a called 640 acre tract of land described in said Special Warranty Deed to South Texas Land Partnership and a point in the west line of said 160 acre tract, said point being the POINT-OF-BEGINNING;

THENCE South 87 degrees 17 minutes 39 seconds West, a distance of 295.00 feet to a point for corner;

THENCE North 02 degrees 42 minutes 21 seconds West, a distance of 295.33 feet to a point for corner;

THENCE North 87 degrees 17 minutes 39 seconds East, a distance of 295.00 feet to a point for corner, said point being in the common line between said 160 acre tract and said 640 acre tract, said point also being in the centerline of County Road 401;

THENCE South 02 degrees 42 minutes 21 seconds East, along the said common line between said 160 acre tract and the said 640 acre tract, and along the centerline of County Road 401, a distance of 295.33 feet to the POINT OF BEGINNING, containing 87,122 square feet or 2.000 acres of land more or less.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

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 TBPLS FIRM REGISTRATION NO. 10074301

TBPLS NUMBER: 1007432

STLLP
Reserve Area 2
Exhibit

PROJECT NUMBER: 0023081.00

2 OF 2

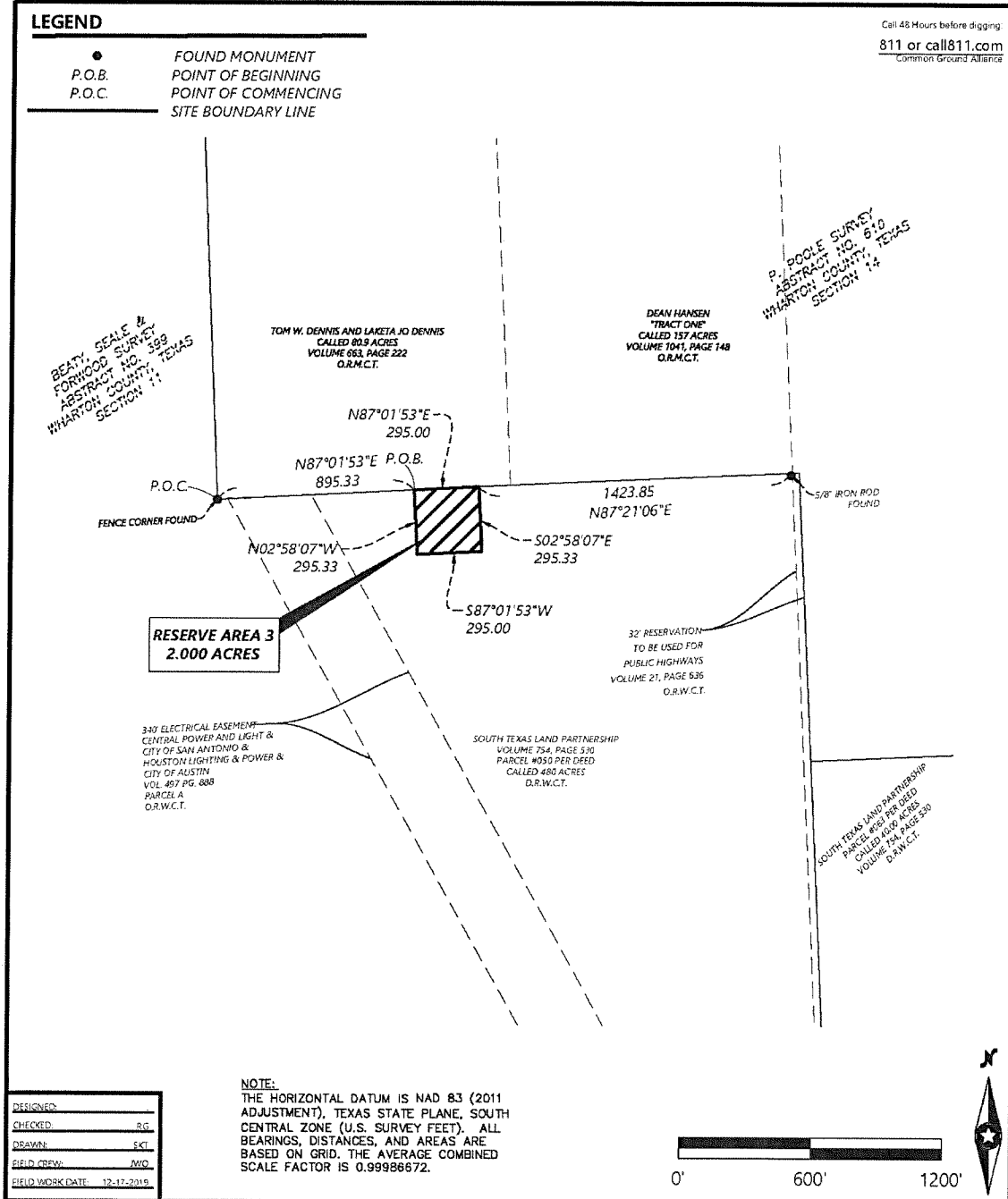
DATE: 03/12/2021

LEGEND

● FOUND MONUMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SITE BOUNDARY LINE

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TEPLS FIRM REGISTRATION NO. 10074301
TBPLS NUMBER: 1007432

STLLP Reserve Area 3 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1 OF 2

DATE: 03/12/2021

LEGAL DESCRIPTION:

BEING a 2.000 acre tract of land situated in the Beaty, Seale & Forwood Survey, Abstract No. 399, Wharton County, Texas, and being a part of a called 480 acre tract of land described in Special Warranty Deed to South Texas Land Partnership recorded in Volume 754, Page 530 of the Deed Records of Wharton County, Texas, said 2.000 acre tract being more particularly described as follows:

COMMENCING, at a fence corner found at the southwest corner of a called 80.9 acre tract described in deed to Tom W. Dennis and Laketa Jo Dennis recorded in Volume 663, Page 222 of the said Deed Records, and a re-entrant corner of said 480 acre tract;

THENCE, North 87 degrees 01 minutes 53 seconds East, along the common line between said 80.9 acre tract and said 480 acre tract, a distance of 895.33 feet to the POINT OF BEGINNING;

THENCE, North 87 degrees 01 minutes 53 seconds East, continuing along the common line between said 80.9 acre tract and said 480 acre tract, a distance of 295.00 feet to a point for corner, from which a 5/8 inch iron rod found bears North 87 degrees 21 minutes 06 seconds East, a distance of 1,423.85 feet;

THENCE, South 02 degrees 58 minutes 07 seconds East, departing the common line between said 80.9 acre tract and said 480 acre tract, a distance of 295.33 feet to a point for corner;

THENCE, South 87 degrees 01 minutes 53 seconds West, a distance of 295.00 feet to a point for corner;

THENCE, North 02 degrees 58 minutes 07 seconds West, a distance of 295.33 feet to the POINT OF BEGINNING, containing 87,122 square feet or 2.000 acres of land more or less.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

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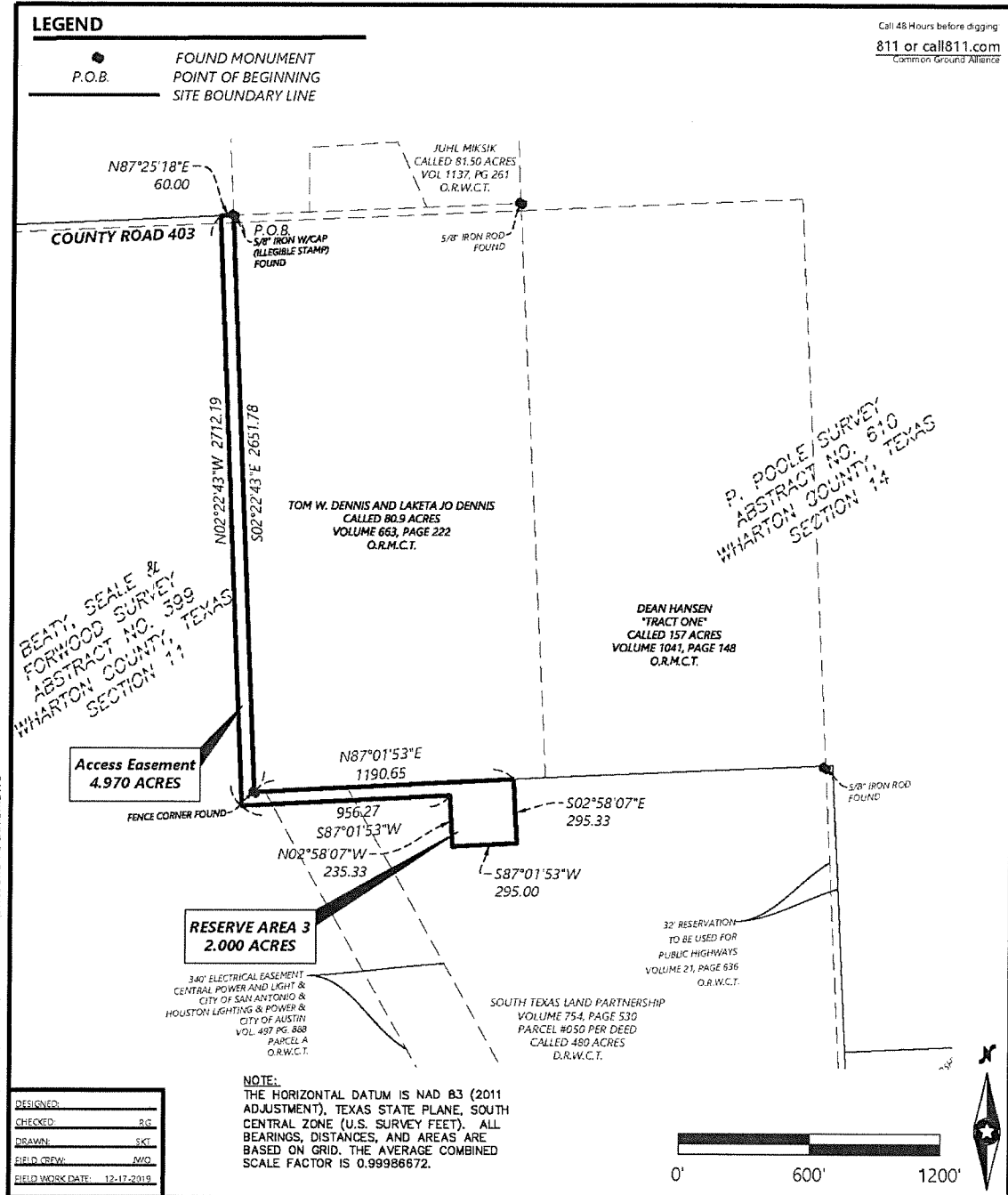
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STLLP
Reserve Area 3
Exhibit

PROJECT NUMBER: 0023081.00

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OF
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DATE: 03/12/2021



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TEPLS FIRM REGISTRATION NO. 10074301

TBPLS NUMBER: 1007432

STLLP Reserve Area 3 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1
OF
2

DATE: 09/28/2021

LEGAL DESCRIPTION:

DESCRIPTION, of a 6.970 acre tract of land situated in the Beaty, Seale & Forwood Survey, Abstract No. 399, Wharton County, Texas, Section 11 and being a part of a called 480 acre tract of land described in Special Warranty Deed to South Texas Land Partnership recorded in Volume 754, Page 530 of the Deed Records of Wharton County, Texas; said 6.970 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with unreadable cap found for corner in the centerline of County Road 403; said point also being the most northerly northeast corner of said 480 acre tract and the northwest corner of a called 80.9 acre tract described in deed to Tom W. Dennis and Laketa Jo Dennis recorded in Volume 663, Page 222 of the said Deed Records;

THENCE, along the common line between said 480 acre tract and said 80.9 acre tract, the following two (2) calls:

South 02 degrees 22 minutes 43 seconds East, a distance of 2,651.78 feet to a point for corner; said point also being a re-entrant corner of said 480 acre tract and the southwest corner of said 80.9 acre tract;

North 87 degrees 01 minutes 53 seconds East, a distance of 1,190.65 feet to a point for corner;

THENCE, South 02 degrees 58 minutes 07 seconds East, departing the said common line between the 480 acre tract and the 80.9 acre tract, a distance of 295.33 feet to a point for corner;

THENCE, South 87 degrees 01 minutes 53 seconds West, a distance of 295.00 feet to a point for corner;

THENCE, North 02 degrees 58 minutes 07 seconds West, a distance of 235.33 feet to a point for corner;

THENCE, South 87 degrees 01 minutes 53 seconds West, a distance of 956.27 feet to a point for corner;

THENCE, North 02 degrees 22 minutes 43 seconds West, a distance of 2,712.19 feet to a point for corner in the centerline of said County Road 403;

THENCE, North 87 degrees 25 minutes 18 seconds East, along the centerline of said County Road 403, a distance of 60.00 feet to the POINT OF BEGINNING;

CONTAINING, 303,599 square feet or 6.970 acres of land, more or less.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

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**DANISH FIELDS
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TSPS FIRM REGISTRATION NO. 10074301

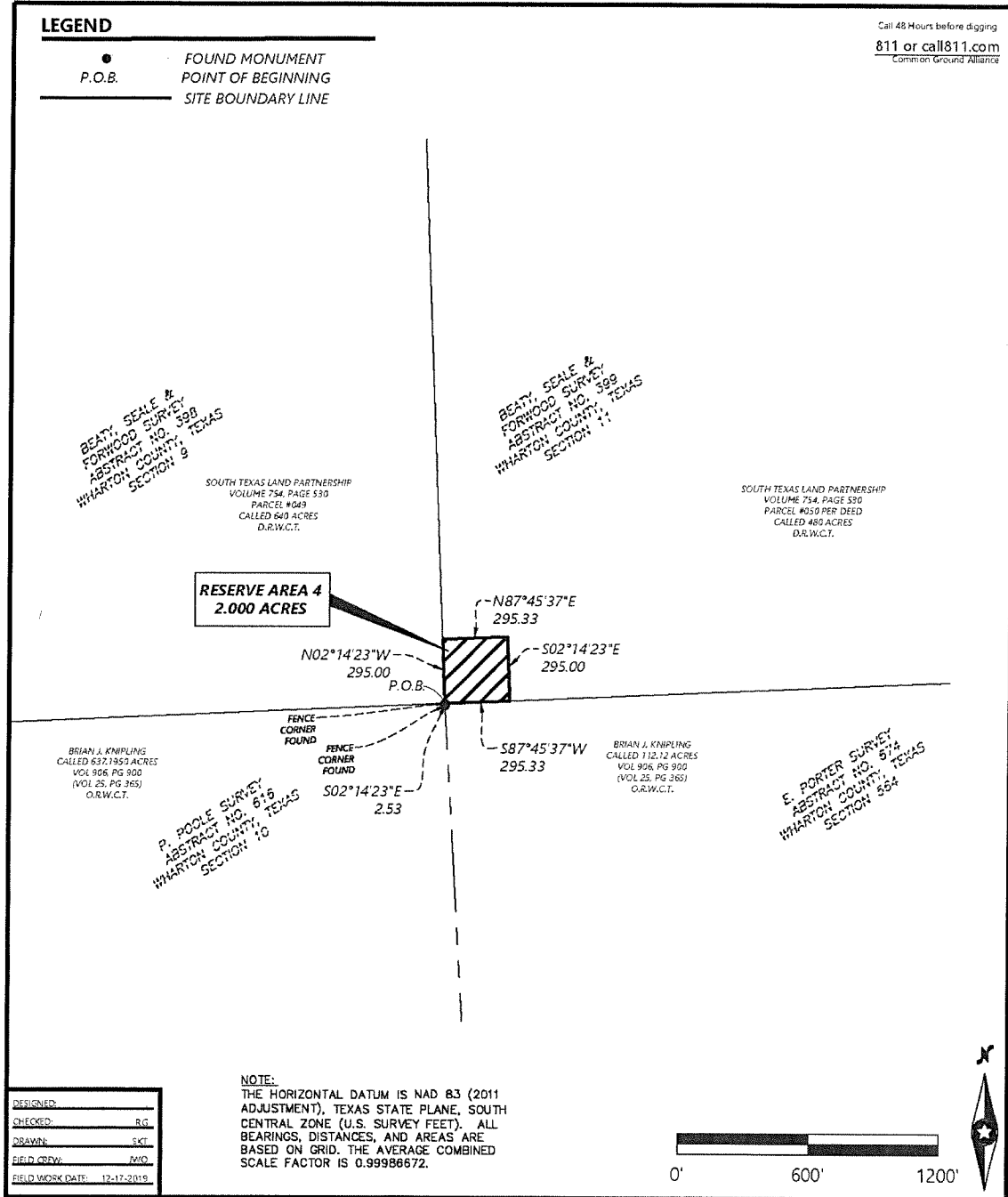
TBPLS NUMBER: 1007432

STLLP
Reserve Area 3
Exhibit

PROJECT NUMBER: 0023081.00

2
OF
2

DATE: 09/28/2021



**DANISH FIELDS
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TBPLS FIRM REGISTRATION NO. 10074301
TBPLS NUMBER: 1007432

**STLLP
Reserve Area 4
Exhibit**

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1 OF 2

DATE: 03/15/2021

LEGAL DESCRIPTION:

BEING a 2.000 acre tract of land situated in the Beaty, Seale & Forwood Survey, Abstract No. 399, Wharton County, Texas, and being a part of the called 480 acre tract of land described in Special Warranty Deed to South Texas Land Partnership recorded in Volume 754, Page 530 of the Deed Records of Wharton County, Texas, said 2.000 acre tract being more particularly described as follows:

BEGINNING at a fence corner found, at the southwest corner of said Survey, the northwest corner of the E. Porter Survey, Abstract No. 674, Wharton County, Texas, the northeast corner of the P. Poole survey, Abstract No. 616, Wharton County, Texas, the southeast corner of the Beaty, Seale and Forwood Survey, Abstract No. 398; said point also being the southwest corner of a said 480 acre tract; from which another fence corner found bears South 02 degrees 14 minutes 23 seconds East, a distance of 2.53 feet;

THENCE, North 02 degrees 14 minutes 23 seconds West, along the common line between said Abstract No. 398 and Abstract No. 399, and the west line of said 480 acre tract, a distance of 295.00 feet to a point for corner;

THENCE, North 87 degrees 45 minutes 37 seconds East, departing the common line between Abstract No. 398 and Abstract No. 399, a distance of 295.33 feet to a point for corner;

THENCE, South 02 degrees 14 minutes 23 seconds East, a distance of 295.00 feet to a point for corner in the common line between Abstract No. 399 and Abstract No. 674, said line also being the south line of said 480 acre tract;

THENCE, South 87 degrees 45 minutes 37 seconds West, along the common line between Abstract No. 399 and Abstract No. 674, a distance of 295.33 feet to the POINT OF BEGINNING, containing 87,122 square feet or 2.000 acres more or less.

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**DANISH FIELDS
SOLAR PROJECT**

Wharton and Matagorda
Counties, Texas

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 260
Toll Free (888) 837-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11796
TBPLS FIRM REGISTRATION NO. 10074301

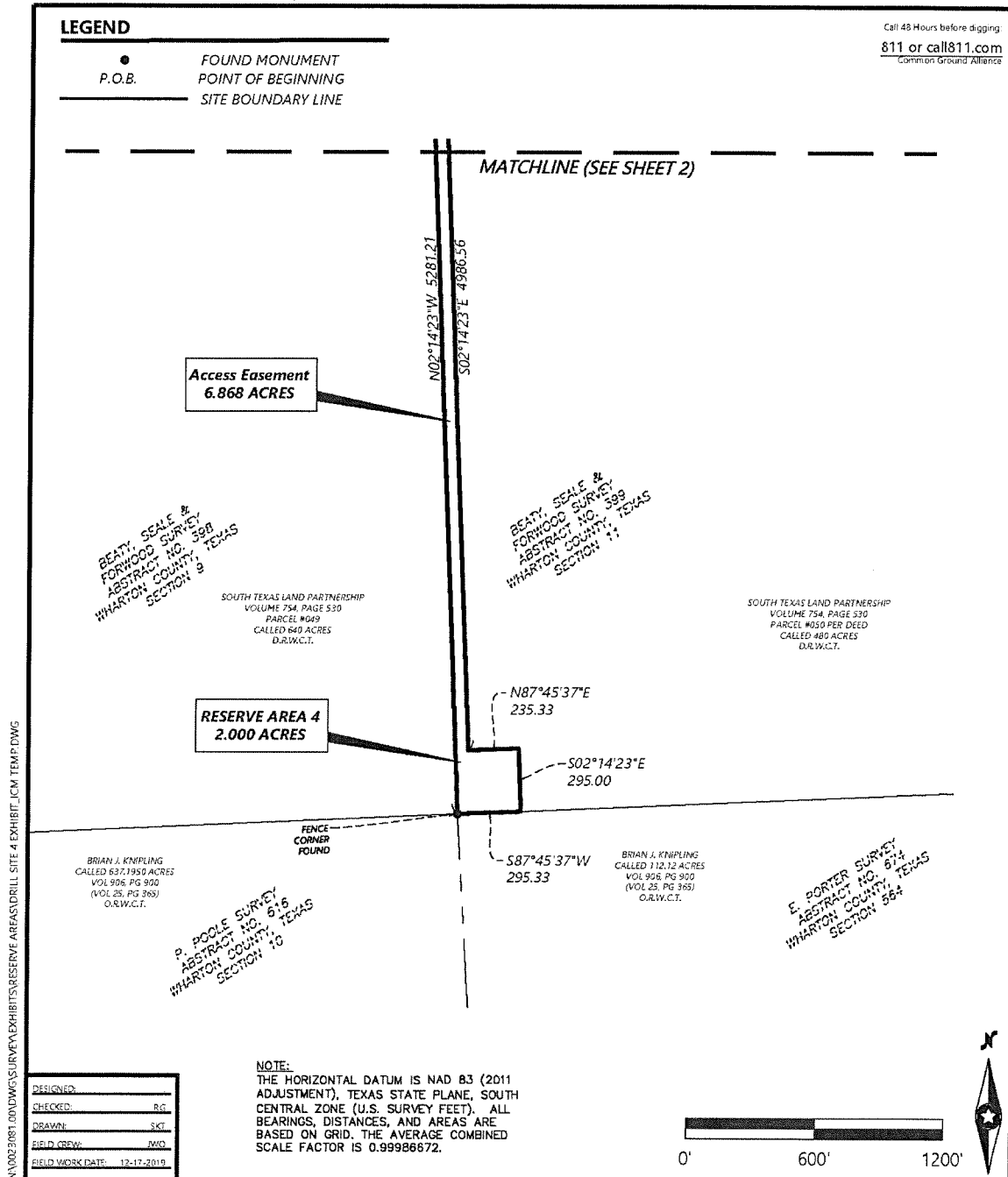
TBPLS NUMBER: 1007432

STLLP
Reserve Area 4
Exhibit

PROJECT NUMBER: 0023081.00

2
OF
2

DATE: 03/15/2021



DANISH FIELDS SOLAR PROJECT

Wharton and Matagorda
Counties, Texas

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. P-11756

TBPLS NUMBER: 1007432

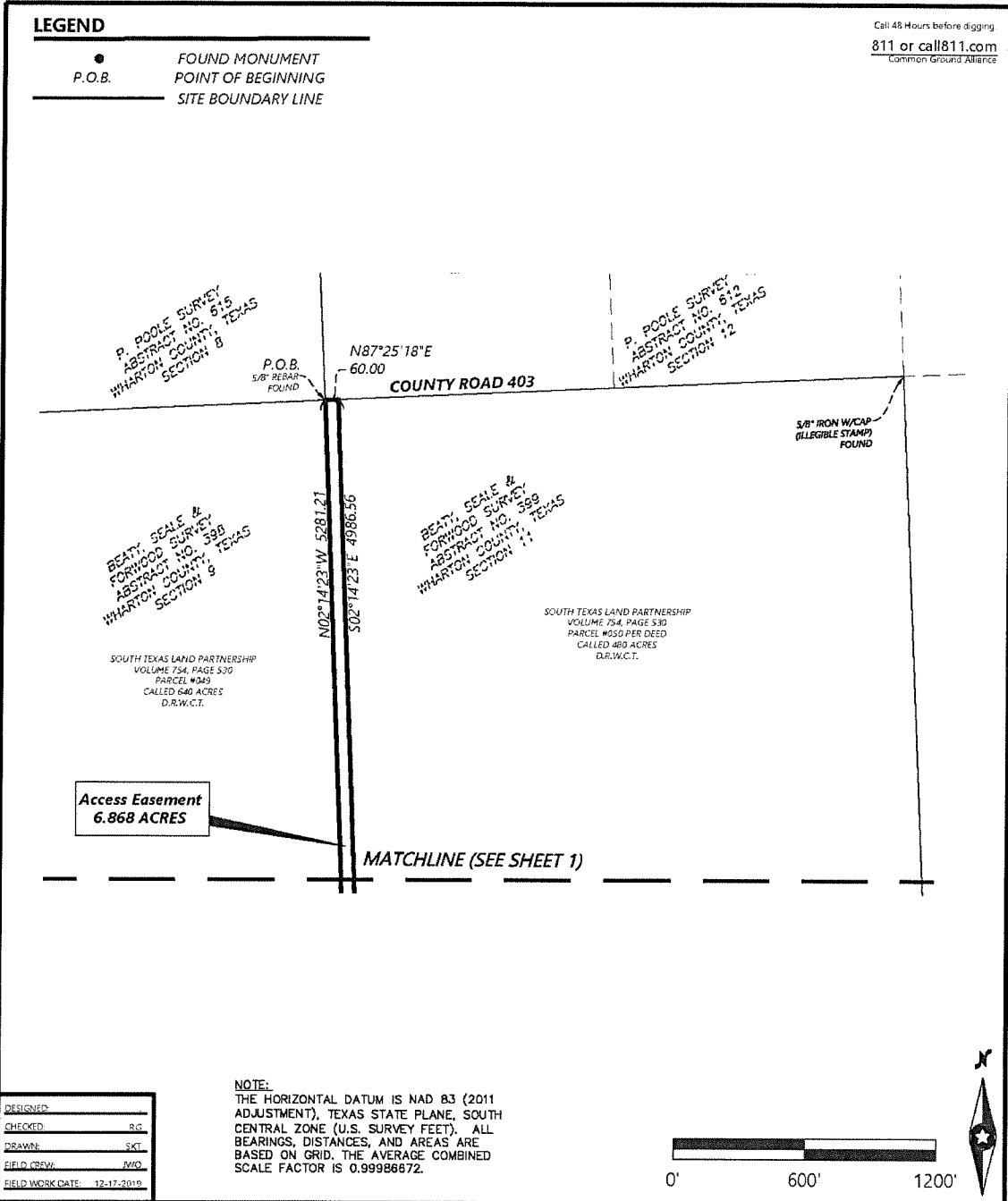
STLLP Reserve Area 4 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1 OF 3

DATE: 09/24/2021



DANISH FIELDS SOLAR PROJECT

Wharton and Matagorda
Counties, Texas

Westwood

Phone (214) 475-4640 2740 Dallas Parkway, Suite 260
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TEPLS FIRM REGISTRATION NO. E-11706
TEPLS FIRM REGISTRATION NO. 10074301

TBPLS NUMBER: 1007432

STLLP Reserve Area 4 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

2 OF 3

DATE: 09/24/2021

LEGAL DESCRIPTION:

DESCRIPTION, of an 8.868 acre tract of land situated in the Beaty, Seale & Forwood Survey, Abstract No. 399, Wharton County, Texas, Section 11, and being a part of a called 480 acre tract of land described in Special Warranty Deed to South Texas Land Partnership recorded in Volume 754, Page 530 of the Deed Records of Wharton County, Texas; said 8.868 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch rebar found for corner in the centerline of County Road 403 at the northwest corner of said Beaty, Seale & Forwood Survey, Abstract No. 399, Wharton County, Texas, Section 11 and the northwest corner of said 480 acre tract; said point also being the northeast corner of the Beaty, Seale & Forwood Survey, Abstract No. 398, Wharton County, Texas, Section 9, the southeast corner of the P. Poole Survey, Abstract No. 615, Wharton County, Texas, Section 8 and the southwest corner of the P. Poole Survey, Abstract No. 612, Wharton County, Texas, Section 12;

THENCE, North 87 degrees 25 minutes 18 seconds East, along the centerline of said County Road 403, the north line of said Section 11 and the south line of said Section 12, a distance of 60.00 feet to a point for corner;

THENCE, South 02 degrees 14 minutes 23 seconds East, departing the centerline of said County Road 403, the north line of said Section 11 and the south line of said Section 12, a distance of 4,986.56 feet to a point for corner;

THENCE, North 87 degrees 45 minutes 37 seconds East, a distance of 235.33 feet to a point for corner;

THENCE, South 02 degrees 14 minutes 23 seconds East, a distance of 295.00 feet to a point for corner in the south line of said Section 11; said point also being in the north line of the E. Porter Survey, Abstract No. 674, Wharton County, Texas, Section 564;

THENCE, South 87 degrees 45 minutes 37 seconds West, along the said south line of Section 11 and the said north line of Section 564, a distance of 295.33 feet to a fence corner found for corner; said point also being the southwest corner of said Section 11, the northwest corner of said Section 564, the southeast corner of said Section 9 and the northeast corner of the P. Poole Survey, Abstract No. 616, Wharton County, Texas, Section 10;

THENCE, North 02 degrees 14 minutes 23 seconds West, along the west line of said Section 11 and the east line of said Section 9, a distance of 5,281.21 feet to the POINT OF BEGINNING;

CONTAINING, 386,306 square feet or 8.868 acres of land, more or less.

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**DANISH FIELDS
SOLAR PROJECT**

Wharton and Matagorda
Counties, Texas

Westwood

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Toll Free (888) 837-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-117956
TBPB FIRM REGISTRATION NO. 12074301

TBPLS NUMBER: 1007432

STLLP
Reserve Area 4
Exhibit

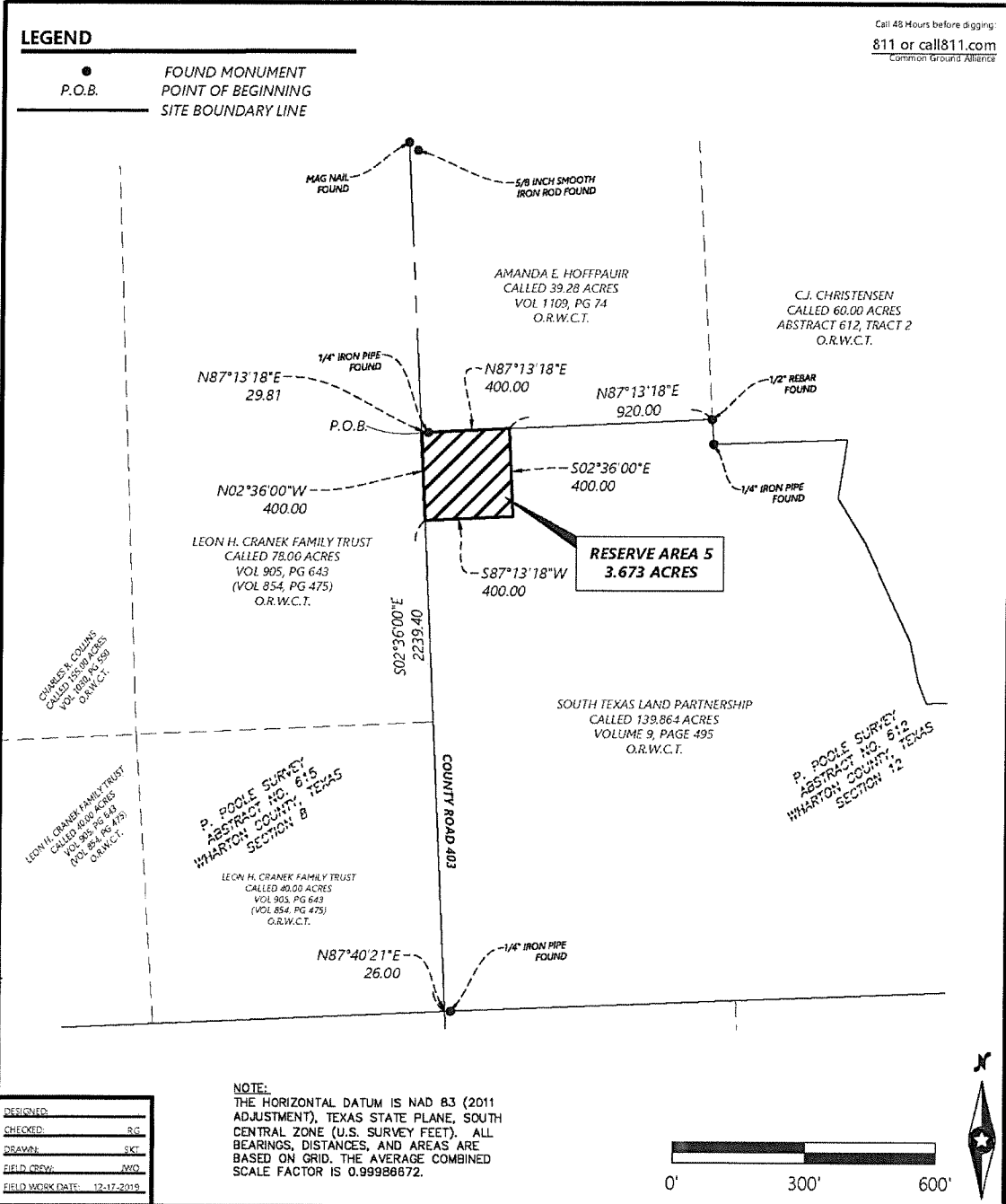
PROJECT NUMBER: 0023081.00

3

OF

3

DATE: 09/24/2021



DANISH FIELDS SOLAR PROJECT

Wharton and Matagorda
Counties, Texas

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (866) 937-5160 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. P-117756
TSPS FIRM REGISTRATION NO. 1-0074501
TBPLS NUMBER: 1007432

STLLP Reserve Area 5 Exhibit

PROJECT NUMBER: 0023081.00

SHEET NUMBER:

1 OF 2

DATE: 03/15/2021

LEGAL DESCRIPTION:

BEING a 3.673 acre tract of land situated in the P. Poole Survey, Abstract No. 612, Wharton County, Texas, and being a part of the called 139.864 acre tract of land described in Special Warranty Deed to South Texas Land Partnership recorded in Volume 9, Page 495 of the Deed Records of Wharton County, Texas, said 3.673 acre tract being more particularly described as follows;

BEGINNING at a point for corner in the centerline of County Road 403, from which a 1/4 inch iron pipe found bears North 87 degrees 13 minutes 18 seconds East, a distance of 29.81 feet; said point also being the southwest corner of a called 39.28 acre tract described in deed to Amanda E. Hoffpauir recorded in Volume 1109, Page 74 of the said Deed Records, the northwest corner of said 139.864 acre tract, and in the east line of a called 78.00 acre tract described in deed to Leon H. Crane Family Trust recorded in Volume 905, Page 643 of the said Deed Records;

THENCE, North 87 degrees 13 minutes 18 seconds East, along the common line between the said 39.28 acre tract and said 139.864 acre tract, a distance of 400.00 feet to a point for corner, from which a 1/2 inch rebar found at the southeast corner of said 39.28 acre tract bears North 87 degrees 13 minutes 18 seconds East, a distance of 920.00 feet;

THENCE, South 02 degrees 36 minutes 00 seconds East, departing the common line between said 39.28 acre tract and said 139.864 acre tract, a distance of 400.00 feet to a point for corner,

THENCE, South 87 degrees 13 minutes 18 seconds West, a distance of 400.00 feet to a point for corner in the centerline of County Road 403, said point being in the common line between said 78.00 acre tract and said 139.864 acre tract,

THENCE, North 02 degrees 36 minutes 00 seconds West, along the centerline of County Road 403 and the common line between said 78.00 acre tract and said 139.864 acre tract, a distance of 400.00 feet to the POINT OF BEGINNING, containing 159,999 square feet, or 3.673 acres more or less

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas South Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

N:\0023081.DWG\SURVEY\EXHIBITS\DRILL SITE 5 EXHIBIT DWG

**DANISH FIELDS
SOLAR PROJECT**

Wharton and Matagorda
Counties, Texas

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 260
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TBPLS FIRM REGISTRATION NO. E-11795
 TBPLS FIRM REGISTRATION NO. 10074301

TBPLS NUMBER: 1007432

STLLP
Reserve Area 5
Exhibit

PROJECT NUMBER: 0023081.00

2 OF 2

DATE: 03/15/2021

EXHIBIT "C"

Permitted Exceptions

Page 1 of 2 Pages

1. Pipeline Easement Agreement dated November 21, 2018, granted by South Texas Land Limited Partnership, a Nebraska limited partnership, in favor of Gray Oak Pipeline, LLC, a Texas limited liability company, recorded on February 14, 2019, in Volume 1124, Page 550, Official Records, Wharton County, Texas, which easement is located as shown on ALTA/NSPS Land Title Survey dated October 13, 2021 (the "Survey"), prepared by Clark E. Fisher, RPLS No. 6744 of Westwood Professional Services, Inc. (Affects Tracts 1 and 4 only)
2. Pipeline Easement Agreement dated November 21, 2018, granted by South Texas Land Limited Partnership, a Nebraska limited partnership, in favor of Gray Oak Pipeline, LLC, a Texas limited liability company, recorded on February 14, 2019, in Volume 1124, Page 531, Official Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tracts 5 and 6 only)
3. Electric Line Easement and Right-of-Way dated January 6, 2016, granted by South TX Land Limited Partnership in favor of Wharton County Electric Cooperative, Inc., recorded on January 15, 2016, in Volume 1010, Page 660, Official Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tract 6 only)
4. Pipeline Easement dated November 1, 2013, granted by South Texas Land Limited Partnership, a Nebraska limited partnership, in favor of TVC Pipeline LLC, a Texas limited liability company, recorded on December 30, 2013, in Volume 943, Page 331, Official Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tracts 1, 4, 5 and 6 only)
5. Non-Exclusive Easement for One (1) Pipeline dated effective as of December 14, 2011, granted by South Texas Land Limited Partnership, a Nebraska limited partnership, in favor of DCP Sand Hills Pipeline, LLC, a Delaware limited liability company, as evidenced by Recording Memorandum recorded on December 27, 2011, in Volume 871, Page 900, Official Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tracts 1, 4, 5 and 6 only)
6. Reservation of oil, gas and other minerals in the Warranty Deed dated January 31, 1992, from Louie Mollnar and James A. Bouligny to Thomas S. Richards, recorded on March 16, 1992, in Volume 9, Page 492, Official Records, Wharton County, Texas. (Affects Tract 3 only)
7. Pipeline Easement dated January 21, 1992, granted by South Texas Land Limited Partnership, a Nebraska limited partnership, in favor of Coastal States Crude Gathering Company, recorded on February 19, 1992, in Volume 6, Page 127, Official Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tracts 5 and 6 only)
8. Easement and Right-of-Way dated July 29, 1980, granted by Mallory Kountze and Ira L. Couch, Jr., in favor of City of Austin in Travis County, Texas, recorded on August 22, 1980, in Volume 545, Page 566, Deed Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tracts 2, 3 and 6 only)
9. Easement and Right-of-Way dated April 27, 1978, granted by Mallory Kountze and Ira L. Couch, Jr., in favor of City Public Service Board of San Antonio, a municipal board of San Antonio, recorded on August 11, 1978, in Volume 502, Page 224, Deed Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tracts 1, 4, 5 and 6 only)
10. Easement dated October 26, 1977, granted by Mallory Kountze and Ira L. Couch, Jr., in favor of Central Power and Light Company, a Texas corporation, recorded March 6, 1978, in Volume 497, Page 888, Deed Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tract 6 only)

EXHIBIT "C"

Permitted Exceptions

Page 2 of 2 Pages

11. Reservation of oil, gas and other minerals in the Warranty Deed dated December 7, 1974, from Louie Mollnar and James A. Bouligny to Thomas S. Richards, recorded on January 6, 1975, in Volume 450, Page 272, Deed Records, Wharton County, Texas. (Affects Tract 3 only)
12. Easement dated September 1, 1973, granted by Mallory Kountze and Ira L. Couch, Jr., in favor of Central Power and Light Company, recorded on November 30, 1973, in Volume 439, Page 526, Deed Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tract 5 only)
13. Right-of-Way Agreement dated May 26, 1965, granted by Mallory Kountze and Ira L. Couch, Jr., in favor of Coastal States Crude Gathering Company, a Texas corporation, recorded on January 3, 1966, in Volume 371, Page 637, Deed Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tract 5 only)
14. Reservation of thirty-two feet (32') on each side of all section lines for use as public highways, as reserved and described in the Warranty Deed with Vendor's Lien dated May 1, 1908, from Texas Land and Cattle Company, a Texas corporation, to Andre P. Lauritsen, recorded on December 9, 1908, in Volume 21, Page 636, Deed Records, Wharton County, Texas, which easement is located as shown on the Survey. (Affects Tract 3 only)
15. Unrecorded ingress/egress easement to the heirs of Doris Wallace Herring and Maude Wallace Knipling.
16. Rights of the tenant, as a tenant only, with no right or option to acquire the Property, under that certain unrecorded Lease dated September 15, 2020 by and between South Texas Land Limited Partnership, as lessor, and Bruce Korenek, as lessee, as amended by that certain unrecorded First Amendment to Lease dated September 15, 2021.

2021-00006697
STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 10/18/2021 9:22 AM



COUNTY CLERK, Wharton County, Texas
By: MP Deputy

SCANNED

Exhibit 2

Memorandum of Ground Lease Agreement

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**

Hillje Land Enterprises, LLC
c/o Eolian, L.P.
988 Howard Ave., Suite 200
Burlingame, CA 94010
Attn: Renewable Energy Assets



Doc ID: 005014470030 Type: OFF
Kind: MEM AGREEMENT
Filed: 10/18/2021 at 09:27:20 AM
Fee Amt: \$142.00 Page 1 of 30
Wharton, TX
Barbara Svatek County Clerk
File# 2021-00006698

BK **1238** PG **809-838**

THIS SPACE FOR RECORDER'S USE ONLY

MEMORANDUM OF GROUND LEASE AGREEMENT

THIS MEMORANDUM OF GROUND LEASE AGREEMENT (this "***Memorandum***"), is dated this 15th day of October, 2021, by and between HILLJE LAND ENTERPRISES, LLC, a Delaware limited liability company ("***Landowner***") and DANISH FIELDS SOLAR, LLC, a Delaware limited liability company ("***Lessee***"). Each of Landowner and Lessee shall hereinafter be referred to individually as a "***Party***" and collectively as the "***Parties***".

RECITALS:

Landowner is the owner of the approximately 4,115.101 acres of land (the "***Land***") situated in Wharton County, Texas and Matagorda County, Texas, described in **Exhibit A** attached to and made a part of this Memorandum.

Pursuant to that certain Ground Lease Agreement (as amended from time to time, the "***Lease Agreement***") dated as of October 15, 2021 (the "***Effective Date***"), Landowner leased to Lessee the Land and other rights and appurtenances described in the Lease Agreement.

The Parties desire to execute, deliver and record this Memorandum for the purpose of putting all persons on notice of Lessee's right, title and interest in Land.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby state, declare and establish as follows:

1. **Defined Terms.** All capitalized terms used herein and not otherwise defined shall have the meaning given such terms in the Lease Agreement and the terms, covenants and conditions of the Agreement are incorporated herein by reference with the same force and effect as though fully set forth herein.

2. **Lease Rights.** The Lease Agreement between the Parties leases to Lessee the Land, together with all rights-of-way, easements, servitudes, licenses, tenements, roadways, easements, approaches, hereditaments, and appurtenances belonging or relating thereto and Landowner's right, title and interest in and to the right to access and utilize all radiant energy emitted from the sun upon, over and across the Land (the foregoing herein collectively called the "***Property***").

3. **Term.** The term of this Agreement shall commence on the Effective Date and end upon the first to occur of: (1) the thirty fifth (35th) anniversary of the Generation Commencement Date; and (2) the termination of this Lease in accordance with Section 19.2 of the Lease (the “**Lease Term**”).

4. **Permitted Use.** The Lease Agreement grants Lessee the right to use and occupy the Property for Solar Energy Purposes only and for no other uses or purposes.

5. **Notices.** All notices, requests and communications required or permitted by the Lease Agreement, shall be given in writing by email of a PDF to the addressee listed below (with confirmation of transmission) and followed by (i) personal delivery (confirmed by courier delivery service), (ii) expedited delivery service with proof of delivery, or (iii) United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

If to Landowner: Hillje Land Enterprises, LLC
c/o Eolian, L.P.
988 Howard Ave., Suite 200
Burlingame, CA 94010
Attention: Renewable Energy Assets
Email: rkmorse@eolianenergy.com

with a copy to: Holland & Knight LLP
One Arts Plaza, 1722 Routh Street, Suite 1500
Dallas, TX 75201
Attention: Ted M. Benn; Kris Kearney
E-mail: Ted.Benn@hklaw.com;
Kris.Kearney@hklaw.com

If to Lessee: Myrtle Solar, LLC
1201 Louisiana St., Suite 1800
Houston, TX 77002
Attention: Cynthia Martinez, Assistant General Counsel
Email: Cynthia.R.Martinez@totalenergies.com

Except as expressly provided herein, any notice provided for herein shall become effective only upon and at the time of first receipt by the party to whom it is given, unless such notice is only mailed by certified mail, return receipt requested, in which case it shall be deemed to be received two (2) business days after the date that it is mailed. Any Party may, by proper written notice hereunder to the other Party, change the individual address to which such notice shall thereafter be sent; provided, however, such new notice address will be effective ten (10) business days after delivery of notice of the new notice address.

6. **Memorandum Interpretation.** This Memorandum is not a complete summary of the Lease Agreement and the statements contained in this Memorandum shall not be used in interpreting the actual provisions of the Lease Agreement. In the event of conflict between this

Memorandum and the Lease Agreement, the terms and provisions of the Lease Agreement shall control.

[Signatures on Next Page]

LESSEE:

DANISH FIELDS SOLAR, LLC,
a Delaware limited liability company

By: TotalEnergies DF Solar, LLC,
its sole member

By: TotalEnergies Renewables USA, LLC
its sole member

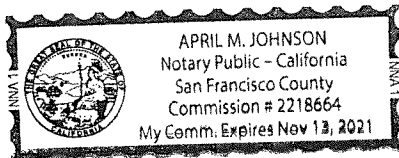
By: *Ali Mirza*
Name: Ali Mirza
Title: Vice President, Structured Finance

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF *San Francisco*)

On October *13th*, 2021, before me, *April M. JOHNSON*, Notary Public, personally appeared Ali Mirza,
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature *APJ*

EXHIBIT A

LEGAL DESCRIPTION OF LAND

TRACT 1:

Parcel 1:

The South Half of the Southeast Quarter (S/2 of SE/4) of Section No. 7, Beaty, Seale and Forwood Survey, Patent No. 242, Volume No. 29, Abstract No. 401, Wharton County, Texas, patented to Henry Miller, assignee of B.F.&F. on November 30, 1877, and containing 80.00 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of an 80.000 acre tract of land being the South Half of the Southeast Quarter of Section No. 7, Beaty, Seale and Forwood Survey, Patent No. 242, Volume No. 29, Abstract No. 401, Wharton County, Texas; said tract also being all of a called 80.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 80.000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in right-of-way of County Road 401 at the southeast corner of said 80.00 acre tract; said point also being the southeast corner of said Section No. 7, the southwest corner of P. Poole Survey, Abstract No. 615, Section No. 8, the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 398, Section No. 9 and the northeast corner of P. Poole Survey, Abstract No. 614, Section No. 6, Wharton County, Texas;

THENCE, South 87 degrees 23 minutes 33 seconds West, along the common line between said Section No. 7 and said Section No. 6, a distance of 2,669.45 feet to a point for corner;

THENCE, North 02 degrees 13 minutes 21 seconds West, departing the said common line between Section No. 7 and Section No. 6 and along the west line of said 80.000 acre tract, at a distance of 48.13 feet passing a 1/2-inch iron rod found, continuing in all a total distance of 1,306.15 feet to a point for corner;

THENCE, North 87 degrees 23 minutes 33 seconds East, departing the west line of said 80.000 acre tract and along the north line of said 80.000 acre tract, a distance of 2,666.67 feet to a point for corner near the centerline of said County Road 401; said point also being in the common line between said Section No. 7 and said Section No. 8;

THENCE, South 02 degrees 20 minutes 40 seconds East, along the centerline of said County Road 401 and said common line between Section No. 7 and Section No. 8, a distance of 1,306.13 feet to the POINT OF BEGINNING;

CONTAINING, 3,484,803 square feet or 80.000 acres of land, more or less.

Parcel 2:

179.00 acres of land, more or less, being all of the Southwest Quarter (SW/4) and the Southwest Quarter of the Northwest Quarter (SW/4 of NW/4) and the South Half of the Southeast Quarter (S/2 of SE/4) of Section No. 8, P. J. Poole Survey, Patent No. 607, Volume No. 5, Abstract No. 615, Wharton County, Texas, patented to Augustus Kountze, assignee of P. J. Poole on May 15, 1886, and containing 280.00 acres, more or less;

SAVE & EXCEPT 1.00 acres of land, more or less, located in the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW/4 of NW/4) of Section No. 8, P. J. Poole Survey, Abstract No. 615, and being the same land described in that certain Deed dated January 29, 1952, from Denman Kountze and J. T. Stewart, III, to R. B. Wallace, recorded in Volume 246, Page 307, Deed Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 278.503 acre tract of land being part of Section 8, P.J. Poole Survey, Patent No. 607, Volume No. 5, Abstract No. 615, Wharton County, Texas; said tract also being part of a called 280.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 278.503 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in right-of-way of County Road 401 at the southwest corner of said 280.00 acre tract and the southeast corner of a called 80.00 acre tract of land described in said Special Warranty Deed to South Texas Land Limited Partnership; said point also being the southwest corner of said Section No. 8, the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 398, Section No. 9, the northeast corner of P. Poole Survey, Abstract No. 614, Section No. 6 and the southeast corner of Beaty, Seale & Forwood Survey, Abstract No. 401, Section No. 7, Wharton County, Texas;

THENCE, North 02 degrees 20 minutes 29 seconds West, along the centerline of said County Road 401, common line between said Section No. 7 and said Section No. 8 and common line between said 280 acre tract and said 80 acre tract, a distance of 1,306.08 feet to an angle point; said point also being the northeast corner of said 80 acre tract;

THENCE, North 02 degrees 35 minutes 30 seconds West, continuing along the centerline of said County Road 401 and said common line between Section No. 7 and Section No. 8, a distance of 2,431.33 feet to a point for corner; said point also being the southwest corner of a called 1.00 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 909 of the said Deed Records;

THENCE, North 87 degrees 06 minutes 15 seconds East, departing the centerline of said County Road 401 and said common line between Section No. 7 and Section No. 8 and along the south line of said 1.00 acre tract, a distance of 208.70 feet to a re-entrant corner; said point also being the southeast corner of said 1.00 acre tract;

THENCE, North 02 degrees 34 minutes 14 seconds West, departing the said south line of the 1.00 acre tract and along the east line of said 1.00 acre tract, a distance of 208.70 feet to a point for corner in the south line of a called 33.00 acre tract of land describe in deed to Chase R. Macek recorded in Volume 986, Page 282 of the said Deed Records; said point also being the northeast corner of said 1.00 acre tract;

THENCE, North 87 degrees 06 minutes 15 seconds East, along the said south line of the 33.00 acre tract, a distance of 1,110.79 feet to a point for corner in the west line of a called 155.00 acre tract of land described in deed to Charles R. Collins recorded in Volume 1030, Page 550 of the said Deed Records; said point also being the southeast corner of said 155.00 acre tract;

THENCE, South 02 degrees 35 minutes 32 seconds East, along the said west line of the 155.00 acre tract, a distance of 1,314.27 feet to a re-entrant corner; said point also being the southwest corner of said 155.00 acre tract;

THENCE, North 87 degrees 21 minutes 55 seconds East, along the south line of said 155.00 acre tract, a distance of 1,320.05 feet to a point for corner; said point also being the northwest corner of a tract of land described in deed to Leon H. Cranek Family Trust recorded in Volume 905, Page 643 of the said Deed Records;

THENCE, South 02 degrees 36 minutes 21 seconds East, along the common line between said 280.00 acre tract and said Leon H. Cranek Family Trust tract, a distance of 1,320.00 feet to a re-entrant corner; said point also being the southwest corner of said Leon H. Cranek Family Trust tract;

THENCE, North 87 degrees 23 minutes 06 seconds East, continuing along the said common line between the 280.00 acre tract and the Leon H. Cranek Family Trust tract, a distance of 2,644.37 feet to a point for corner in the centerline of County Road 403; said point also being in the east line of said Section No. 8 and in the west line of P. Poole Survey, Abstract No. 612, Section No. 12;

THENCE, South 02 degrees 32 minutes 54 seconds East, along the centerline of said Public Road, a distance of 1,314.91 feet to a 5/8-inch iron rod found for corner; said point also being the southeast corner of said Section 8, the southwest corner of said Section 12, the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 399, Section No. 11 and the northeast corner of said Section No. 9;

THENCE, South 87 degrees 20 minutes 37 seconds West, along the common line between said Section No. 8 and said Section No. 9, a distance of 5,289.01 feet to the POINT OF BEGINNING;

CONTAINING, 12,131,595 square feet or 278.503 acres of land, more or less.

Parcel 3:

Being 139.864 acres of land, more or less, out of the West one-half (W/2) of P. J. Poole Survey (BS&F) No. 12, Abstract No. 612, Wharton County, Texas, being that same land described in that certain Exchange Special Warranty Deed dated January 31, 1992, from Thomas S. Richards to South Texas Land Limited Partnership, a Nebraska limited partnership, recorded in Volume 9, Page 495 of the Official Records of Wharton County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe set at corner post found marking the center point of said Poole and B.S.&F. Surveys, marking the Northeast corner of a call 80 acre tract (Volume 21, Page 636 of Deed Records of Wharton County, Texas) and the Northwest Corner of the Wesley Miksik Tract (Volume 431, Page 430 of the Deed Records of Wharton County, Texas);

THENCE South 1320 feet to an iron pipe set for the Southeast corner of this tract;

THENCE West at 2614 feet pass iron pipe set in Public Road right-of-way, in all, 2640 feet to a point being the Southwest corner of this tract;

THENCE North along a line in said Road, 2640 feet to a point marking the Northwest corner of this tract;

THENCE East at 26 feet pass iron pipe set, in all, along the centerline of a turn row, 1320 feet to an iron pipe set for the most Northerly Northeast corner of this tract;

THENCE South 107.25 feet to an iron pipe set for re-entrant corner, said point also marks the Northwest corner of a call 20 acres tract (Volume 70, Page 512 of the Deed Records of Wharton County, Texas);

THENCE East 606 feet to an iron pipe set for the most Easterly Northeast corner of this tract;

THENCE Southerly along the centerline of Willow Creek the following courses and distances: South 11 deg. 02' West, 269.66 feet to a point, South 29 deg. 31' 40" East, 238.44 feet to a point, South 22 deg. 53' 50" East 497.56 feet to a point, South 09 deg. 30' East, 184.99 feet to a point South 19 deg. 44' 24" East, 106.03 feet to an iron pipe set for re-entrant corner;

THENCE East 404.46 feet to the PLACE OF BEGINNING, and containing 139.864 acres of land, and being in part the same lands conveyed by Clarence P. Lauritsen, et al to Tim Dodungen, et al by Deed dated December 7, 1973, recorded in Volume 450, Page 272 of the Deed Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 140.622 acre tract of land situated in the P.J. Poole Survey, Abstract No. 612, Section 12, Wharton County, Texas; said tract being all of a called 139.864 acre tract of land described in Exchange Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 9, Page 495 of the Official Public Records of Wharton County, Texas; said 140.622 acre tract being more particularly described as follows:

BEGINNING, at a point for southwest corner of said 139.864 acre tract in the right-of-way line of County Road 403; said point also being in the west line of said Section 12 and in the east line of the P. Poole Survey, Abstract No. 615, Section 8, Wharton County, Texas and being at the northwest corner of a called 40.00 acre tract of land described in deed to CenterPoint Energy recorded in Volume 653, Page 593 of the said Official Public Records;

THENCE, North 02 degrees 36 minutes 00 seconds West, along the County Road 403, west line of said 139.864 acre tract and the common line between said Section 12 and said Section 8, a distance of 2,639.40 feet to a point for corner; said point also being the southwest corner of a called 39.28 acre tract of land described in deed to Amanda E. Hoffpaur recorded in Volume 1109, Page 74 of the said Official Public Records;

THENCE, North 87 degrees 13 minutes 18 seconds East, departing the County Road 403, west line of said 139.864 acre tract and the said common line between the Section 12 and the Section 8 and along the common line between the said 139.864 acre tract and the said 39.28 acre tract, at a distance of 29.8 feet passing a 1/4-inch iron pipe found, continuing in all a total distance of 1,320.00 feet to a 1/2-inch rebar found for the most northerly northeast corner of said 139.864 acre tract;

THENCE, South 04 degrees 04 minutes 30 seconds East, departing the said common line between the 139.864 acre tract and the 39.28 acre tract and along an east line of said 139.864 acre tract, a distance of 113.28 feet to a 1/4-inch iron pipe found for corner;

THENCE, North 87 degrees 50 minutes 04 seconds East, along a north line of said 139.864 acre tract, a distance of 606.00 feet to a point for corner in the centerline of Willow Creek;

THENCE, along the centerline of Willow Creek;, the following five (5) calls:

South 08 degrees 52 minutes 04 seconds West, a distance of 269.66 feet;

South 31 degrees 41 minutes 36 seconds East, a distance of 238.44 feet;

South 25 degrees 03 minutes 46 seconds East, a distance of 497.56 feet;

South 11 degrees 39 minutes 56 seconds East, a distance of 184.99 feet;

South 21 degrees 54 minutes 20 seconds East, a distance of 106.03 feet;

THENCE, North 87 degrees 50 minutes 04 seconds East, along a north line of said 139.864 acre tract, a distance of 404.46 feet; said point also being the southwest corner of a called 160.00 acre tract of land described in deed to Vlasta K. Bartos recorded in Volume 874, Page 387 of the said Official Public Records and the northwest corner of a called 81.50 acre tract of land described in deed to Juhl Moksik recorded in Volume 1137, Page 261 of the said Official Public Records;

THENCE, South 02 degrees 09 minutes 56 seconds East, along the common line between said 139.864 acre tract and said 81.50 acre tract, a distance of 1,320.00 feet to a point for corner; said point also being the northeast corner of a called 40.00 acre tract of land described deed to CenterPoint Energy recorded in Volume 652, Page 564 of the said Official Public Records;

THENCE, South 87 degrees 40 minutes 21 seconds West, along the south line of said 139.864 acre tract, the north line of said 40.00 acre tract of land recorded in Volume 652, Page 564 and the north line of said 40.00 acre tract of land recorded in Volume 653, Page 593, a distance of 2,640.00 feet to the POINT OF BEGINNING;

CONTAINING, 6,125,479 square feet or 140.622 acres of land, more or less.

Parcel 4:

The Northeast Quarter (NE/4) of Section No. 6, P. J. Poole Survey, Patent No. 604, Volume No. 5, Abstract No. 614, Wharton County, Texas, patented to Augustus Kountze, assignee of P. J. Poole on May 13, 1886, and containing 160.00 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 160.431 acre tract of land being the Northeast Quarter of Section 6, P.J. Poole Survey, Patent No. 604, Volume No. 5, Abstract No. 614, Wharton County, Texas; said tract also being part of a called 160.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 160.431 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found near the centerline of County Road 401 at the northeast corner of said 160.00 acre tract; said point also being the northeast corner of said Section No. 6, the southeast corner of Beaty, Seale & Forwood Survey, Abstract No. 401, Section No. 7, the southwest corner of P. Poole Survey, Abstract No. 615, Section No. 8 and the northwest corner of Beaty, Seale & Forwood Survey, Abstract No. 398, Section No. 9, Wharton County, Texas;

THENCE, South 02 degrees 42 minutes 16 seconds East, along the centerline of said County Road 401 and the common line between said Section No. 6 and said Section No. 9, a distance of 2,633.70 feet to a point at the southeast corner of said 160.00 acre tract;

THENCE, South 87 degrees 17 minutes 20 seconds West, departing the centerline of said County Road 401 and the said common line between Section No. 6 and Section No. 9, at a distance of 26.63 feet passing a 5/8-inch iron rod with "RPLS #2320" cap found continuing along the south line of said 160.00 acre tract, in all a total distance of 2,632.62 feet to a 5/8-inch iron rod found at the southwest corner of said 160.00 acre tract; said point also being the southeast corner of a called 160.00 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 907 of the said Deed Records;

THENCE, North 03 degrees 30 minutes 14 seconds West, along the common line of said South Texas Land Limited Partnership tract and said Knipling tract, a distance of 2,638.78 feet to a point for corner in the common line between said Section No. 6 and said Section No. 7; said point also being the northeast corner of said Knipling tract;

THENCE, North 87 degrees 23 minutes 33 seconds East, along the said common line between Section No. 6 and Section No. 7, a distance of 2,669.45 feet to the POINT OF BEGINNING;

CONTAINING, 6,988,373 square feet or 160.431 acres of land, more or less.

Parcel 5:

471.03 acres of land, more or less, being all of Section No. 9, Beaty, Seale and Forwood Survey, Patent No. 239, Volume No. 29, Abstract No. 398, Wharton County, Texas, patented to Henry Miller, assignee of B.F.&F. on November 30, 1877, and containing 640.00 acres, more or less;

SAVE & EXCEPT 158.967 acres of land, more or less, being all of the Southwest Quarter (SW/4) of Section No. 9, Beaty, Seale and Forwood Survey, Abstract No. 398, Wharton County, Texas, and being the same land described as "Tract No. 1" in that certain Special Warranty Deed dated July 23, 1992, from South Texas Land Limited Partnership, a Nebraska limited partnership, to Richard F. Knipling, recorded in Volume 25, Page 365, Official Records of Wharton County, Texas.

AND SAVE & EXCEPT 10.00 acres of land, more or less, out of Section No. 9, Beaty, Seale and Forwood Survey, Abstract No. 398, Wharton County, Texas, and being the same land described in that certain Special Warranty Deed dated December 18, 2012, from Richard F. Knipling to Brian J. Knipling, recorded in Volume 906, Page 905, Official Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 468.994 acre tract of land being part of Section 9, Beatty, Seale and Forwood Survey, Patent No. 239, Volume No. 29, Abstract No. 398, Wharton County, Texas; said tract also being part of a called 640.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 468.994 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found near the intersection of the centerline of County Road 401 at the northwest corner of said 640.00 acre tract; said point also being the northwest corner of Section No. 9, the northeast corner of said Section No. 6, the southeast corner of Section No. 7, the southwest corner of Section No. 8;

THENCE, North 87 degrees 20 minutes 37 seconds East, along the common line between said Section 9 and said Section 8, a distance of 5,289.01 feet to a 5/8-inch iron rod found for corner; said point also being the northeast corner of said 640.00 acre tract, the northeast corner of said

Section 9, the southeast corner of Section 8, the southwest corner of Section 12 and the northwest corner of Section 11;

THENCE, South 02 degrees 14 minutes 23 seconds East, along the common line between said Section 9 and said Section 11, a distance of 5,281.21 feet to a fence corner found for corner; said point also being the southeast corner of said 640.00 acre tract, the southeast corner of said Section 9, the southwest corner of said Section 11, the northwest corner of Section 564 and the northeast corner of Section 10;

THENCE, South 87 degrees 23 minutes 26 seconds West, along the common line between said Section 9 and said Section 10, a distance of 2,623.07 feet to a point for corner; said point also being the southeast corner of a called 158.967 acre tract of land described in deed to Richard F. Knipling recorded in Volume 25, Page 365 of the said Deed Records;

THENCE, North 02 degrees 21 minutes 45 seconds West, along the east line of said 158.967 acre tract, a distance of 2,641.69 feet to a re-entrant corner; said point also being the northeast corner of said 158.967 acre tract;

THENCE, South 87 degrees 28 minutes 30 seconds West, along the north line of said 158.967 acre tract, a distance of 1,978.79 feet to a point for corner; said point also being the southeast corner of a called 10 acre tract of land described in deed to Brian J. Knipling recorded in Volume 906, Page 905 of the said Deed Records;

THENCE, North 02 degrees 42 minutes 29 seconds West, along the east line of said 10 acre tract, a distance of 660.00 feet to a re-entrant corner; said point also being the northeast corner of said 10 acre tract;

THENCE, South 87 degrees 28 minutes 30 seconds West, along the north line of said 10 acre tract, a distance of 660.00 feet to a point for corner in the centerline of said County Road 401 and in the common line between said Section 9 and said Section 6; said point also being the northwest corner of said 10 acre tract;

THENCE, North 02 degrees 42 minutes 21 seconds West, along the centerline of said County Road 401 and said common line between Section 9 and Section 6, a distance of 1,971.21 feet to the POINT OF BEGINNING;

CONTAINING, 20,429,361 square feet or 468.994 acres of land, more or less.

Parcel 6:

The Northwest Quarter (NW/4), the Southeast Quarter (SE/4) and the Southwest Quarter (SW/4) of Section No. 11, Beaty, Seale and Forwood Survey, Patent No. 240, Volume No. 29, Abstract No. 399, Wharton County, Texas, patented to Henry Miller, assignee of B.F.&F. on November 30, 1877, and containing 480.00 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 481.737 acre tract of land being the Northwest Quarter, the Southeast Quarter and the Southwest Quarter of Section No. 11, Beatty, Seale and Forwood Survey, Patent No. 240, Volume No. 29, Abstract No. 399, Wharton County, Texas; said tract also being a called 480.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 481.737 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found near the centerline of County Road 403 at the northwest corner of said 480.00 acre tract; said point also being the northwest corner of Section No. 11, the northeast corner of Section No. 9, the southeast corner of Section No. 8 and the southwest corner of Section No. 12;

THENCE, North 87 degrees 25 minutes 18 seconds East, along the centerline of said County Road 403, a north line of said 480.00 acre tract and the common line between said Section No. 11 and said Section No. 12, a distance of 2,639.32 feet to a 5/8-inch iron rod with unreadable cap found for corner; said point also being the northwest corner of a called 80.9 acre tract of land described in Warranty Deed With Vendor's Lien to Tom W. Dennis and LaKeta Jo Dennis recorded in Volume 663, Page 222 of the said Deed Records;

THENCE, South 02 degrees 22 minutes 43 seconds East, departing the centerline of said County Road 403, the said north line of the 480.00 acre tract and the said common line between Section No. 11 and Section No. 12 and along the west line of said 80.9 acre tract, a distance of 2,651.78 feet to a fence corner found at a re-entrant corner; said point also being the southwest corner of said 80.9 acre tract;

THENCE, North 87 degrees 01 minutes 53 seconds East, along the south line of said 80.9 acre tract, a distance of 1,333.73 feet to an angle point; said point also being the southeast corner of said 80.9 acre tract and the southwest corner of a called 157 acre tract (Tract One) described in deed to Dean Hansen recorded in Volume 1041, Page 148 of the said Deed Records;

THENCE, North 87 degrees 23 minutes 14 seconds East, along the south line of said 157 acre tract, a distance of 1,317.43 feet to a point for corner in the common line between said Section No. 11 and Section No. 14;

THENCE, South 02 degrees 39 minutes 40 seconds East, along the said common line between Section No. 11 and Section No. 14, a distance of 2,638.86 feet to a point for corner; said point also being the southeast corner of said Section No. 11 and the southwest corner of said Section No. 14;

THENCE, South 87 degrees 23 minutes 26 seconds West, along the south line of said Section No. 11, a distance of 5,316.25 feet to a point for corner; said point also being the southwest corner of said Section No. 11, the northwest corner of Section 564, the northwest corner of Section 10 and the southeast corner of said Section No. 9;

THENCE, North 02 degrees 14 minutes 23 seconds West, along the common line between said Section No. 11 and said Section No. 9, at a distance of 5.20 feet passing a fence corner, continuing, in all a total distance of 5,283.74 feet to the POINT OF BEGINNING;

CONTAINING, 20,984,480 square feet or 481.737 acres of land, more or less.

Parcel 7:

38.00 acres of land, more or less, being all of the Southwest Quarter of the Southwest Quarter (SW/4 of SW/4) of Section No. 14, P. J. Poole Survey, Patent No. 606, Volume No. 5, Abstract No. 610, Wharton County, Texas, patented to Augustus Kountze, assignee of P. J. Poole on May 15, 1886, and containing 40.00 acres, more or less;

SAVE & EXCEPT 2.00 acres of land, more or less, being the same land described in that certain General Warranty Deed dated December 15, 2017, from Marek Farms, a Co-Partnership, to Troy Malek, husband of Lindsey Marek, recorded in Volume 1081, Page 271, Official Records of Wharton County, Texas.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 38.013 acre tract of land situated in Section 14, P.J. Poole Survey, Patent No. 606, Volume No. 5, Abstract No. 610, Wharton County, Texas; said tract being part of a called 40.00 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 754, Page 530 of the Deed Records, Wharton County, Texas; said 38.013 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "ARBUCKLE SURVEY #6247 cap found at the northeast corner of said 40.00 acre tract; said point also being a re-entrant corner of a called 120.00 acre tract of land described in Special Warranty Deed to Dean Allen Hansen recorded in Volume 1041, Page 148 of the said Deed Records;

THENCE, South 02 degrees 35 minutes 21 seconds East, along the common line between said 40.00 acre tract and said 120.00 acre tract, a distance of 884.27 feet to a point for corner; said point also being the northeast corner of a called 2.00 acre tract of land described General Warranty Deed to Troy Malek recorded in Volume 1081, Page 271 of the Official Public Records, Wharton County, Texas;

THENCE, South 87 degrees 23 minutes 26 seconds West, departing the said common line between the 40.00 acre tract and the 120.00 acre tract and along the north line of said 2.00 acre tract, a distance of 200.00 feet to a point for corner; said point also being the northwest corner of said 2.00 acre tract;

THENCE, South 02 degrees 36 minutes 18 seconds East, along the west line of said 2.00 acre tract, a distance of 435.60 feet to a point for corner in the south line of said 40.00 acre tract; said point also being the southwest corner of said 2.00 acre tract;

THENCE, South 87 degrees 23 minutes 26 seconds West, along the said south line of the 40.00 acre tract, a distance of 1,119.66 feet to a point for corner at the southwest corner of said 40.00 acre tract; said point also being the southwest corner of said Section 14 and the southeast corner of Section 11;

THENCE, North 02 degrees 39 minutes 40 seconds West, along the common line between said Section 14 and said Section 11 and the west line of said 40.00 acre tract, a distance of 1,320.21 feet to a point for corner; said point also being the northwest corner of said 40.00 acre tract and the most northerly southwest corner of said 120.00 acre tract;

THENCE, North 87 degrees 24 minutes 20 seconds East, along the said common line between the 40.00 acre tract and the 120.00 acre tract, a distance of 1,321.19 feet to the POINT OF BEGINNING;

CONTAINING, 1,655,838 square feet or 38.013 acres of land, more or less.

TRACT 2:

Parcel 1:

Lots 9, 10, 11, 12, 13, 23, 24, 25, 26 and 27 of the Subdivision of the Henry Parker League, Patent No. 731, Volume No. 8, Abstract No. 68, Matagorda County, Texas, containing 1,680.02 acres, more or less;

SAVE AND ACCEPT the following described 223.294 acre tract of land:

DESCRIPTION, of a 223.294 acre tract of land being part of Lots 11, 12, 13, 26 and 27 of the Subdivision of the Henry Parker League, Patent No. 731, Volume No. 8, Abstract No. 68, Matagorda County, Texas; said tract also being part of a called 1,680 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 173, Page 205 of the Official Public Records of Matagorda County, Texas; said 223.294 acre tract being more particularly described as follows:

BEGINNING, at a 4-inch pipe found in the west line of said Lot 27 at the northwest corner of a called 5.824 acre tract of land described in deed to County of Matagorda recorded in Volume 390, Page 636 of the said Official Public Records; said point also being the northeast corner of a called 0.158 acre tract of land described in deed to County of Matagorda recorded in Volume 386, Page 665 of the said Official Public Records;

THENCE, North 02 degrees 02 minutes 18 seconds West, along the said west line of Lot 27, a distance of 1,100.54 feet;

THENCE, North 59 degrees 45 minutes 21 seconds East, departing said west line of Lot 27, over and across said 1,680 acre tract, a distance of 8,786.07 feet to a point for corner in the common line between said Lot 12 and Lot 7 of said Subdivision of the Henry Parker League;

THENCE, North 87 degrees 45 minutes 02 seconds East, along the said common line between Lot 7 and Lot 12, a distance of 600.62 feet to an angle point; said point also being the northwest corner of said Lot 13, the northeast corner of said Lot 12, the southeast corner of said Lot 7 and the southwest corner of Lot 6 of said Subdivision of the Henry Parker League;

THENCE, North 88 degrees 14 minutes 39 seconds East, along the common line between said Lot 6 and said Lot 13, a distance of 872.11 feet;

THENCE, South 56 degrees 35 minutes 13 seconds West, departing the said common line between Lot 6 and Lot 13, over and across said 1,680 acre tract, a distance of 10,093.00 feet to a point for corner in the north line of said 5.824 acre tract;

THENCE, South 88 degrees 18 minutes 34 seconds West, along the north line of said 5.824 acre tract, a distance of 598.28 feet to the POINT OF BEGINNING;

CONTAINING, 9,726,704 square feet or 223.294 acres of land, more or less.

The foregoing tract of land is more particularly described by metes and bounds, in two Parcels, as follows:

Parcel 1A:

DESCRIPTION, of a 526.369 acre tract of land being part of Lots 9, 10, 11, 12 and 27 of the Subdivision of the Henry Parker League, Patent No. 731, Volume No. 8, Abstract No. 68, Matagorda County, Texas; said tract also being part of a called 1,680.02 acre tract of land described in Special Warranty Deed to South Texas land Limited Partnership recorded in Volume 173, Page 205 of the Official Public Records of Matagorda County, Texas; said 526.369 acre tract being more particularly described as follows:

BEGINNING, at a sucker rod found for corner in the south right-of-way line of F.M. Highway 1468 in the east line of said Lot 9 and in the west line of Lot 8 of said the Subdivision of the Henry Parker League;

THENCE, South 02 degrees 15 minutes 38 seconds East, departing the said south right-of-way line of F.M. Highway 1468 and along the said east line pf Lot 9 and said west line of Lot 8, at a distance of 2463.67 feet passing a sucker rod found, continuing in all a total distance of 2,479.85 feet to a point for corner; said point also being the southeast corner of said Lot 9, the southwest corner of said Lot 8, the northwest corner of said Lot 11 and the northeast corner of said Lot 10;

THENCE, North 87 degrees 45 minutes 02 seconds East, along the common line between said Lot 8 and said Lot 11, at a distance of 2,747.13 feet passing a 1/2-inch iron rod found at the southeast corner of said Lot 8, the northeast corner of said Lot 11, the northwest corner of said Lot 12 and the southwest corner of Lot 7 of said the Subdivision of the Henry Parker League, continuing along the common line between said Lot 12 and said Lot 7, in all a total distance of 4,897.05 feet to a point for corner;

THENCE, South 59 degrees 45 minutes 21 seconds West, departing the said common line between Lot 12 and Lot 7, over and across said Lots 12, 11 and 27, a distance of 8,786.07 feet to a point for corner in the west line of said Lot 27;

THENCE, North 02 degrees 02 minutes 18 seconds West, along the west line of said Lots 27 and 10 and the east line of Section No. 545, a distance of 2,831.29 feet to a point for corner in the south line of a 30-foot right-of-way described in deed to Matagorda County, Texas recorded in Volume 1, Page 31 of the Deed Records, Matagorda County, Texas;

THENCE, North 87 degrees 09 minutes 50 seconds East, along the south line of said 30-foot right-of-way, a distance of 29.59 feet to a re-entrant corner; said point also being at the intersection of said south line and the east line of said 30-foot right-of-way tract;

THENCE, North 02 degrees 01 minutes 56 seconds West, along the east line of said 30-foot right-of-way, a distance of 3,789.71 feet to a point for corner; said point also being at the intersection the said east line of 30-foot right-of-way and the south line of a 60-foot right-of-way described in deed to Matagorda County, Texas recorded in Volume 1, Page 126 of the said Deed Records;

THENCE, North 87 degrees 42 minutes 37 seconds East, along the said south line of 60-foot right-of-way, a distance of 1,379.20 feet to an angle point in the said south right-of-way line of F.M. Highway 1468;

THENCE, along the said south right-of-way line of F.M. Highway 1468, the following two (2) calls:

South 87 degrees 40 minutes 45 seconds East, a distance of 165.01 feet to an angle point;

North 87 degrees 59 minutes 03 seconds East, a distance of 1,262.44 feet to the POINT OF BEGINNING;

CONTAINING, 22,928,644 square feet or 526.369 acres of land, more or less.

Parcel 1B:

DESCRIPTION, of a 905.783 acre tract of land being part of Lots 12, 13, 23, 25, 26 and 27 and all of Lot 24 of the Subdivision of the Henry Parker League, Patent No. 731, Volume No. 8, Abstract No. 68, Matagorda County, Texas; said tract also being part of a called 1,680.02 acre tract of land described in Special Warranty Deed to South Texas land Limited Partnership recorded in Volume 173, Page 205 of the Official Public Records of Matagorda County, Texas; said 905.783 acre tract being more particularly described as follows:

BEGINNING, at a 1-inch iron rod found for corner at the intersection of the south right-of-way line of Oleander Street and the west right-of-way line of Hoffman Road;

THENCE, South 02 degrees 24 minutes 37 seconds East, along the said west right-of-way line of Hoffman Road, a distance of 1,120.89 feet to a 1/2-inch iron rod found for corner in the north line of a called 2.00 acre tract of land described in deed to David Huffman recorded in Volume 141, Page 15 of the Official Public Records, Matagorda County, Texas;

THENCE, South 87 degrees 34 minutes 42 seconds West, along the said north line of the 2.00 acre tract, a distance of 387.08 feet to a point at a re-entrant corner; said point also being the northwest corner of said 2.00 acre tract;

THENCE, South 02 degrees 24 minutes 23 seconds East, along the west line of said 2.00 are tract, at a distance of 208.63 feet passing a 1/2-inch iron rod found at the southwest corner of said 2.00 acre tract and the northwest corner of a called 2.39 acre tract of land described in deed to Dennis Lindley recorded in Instrument No. 2006-61279 of the said Official Public Records, continuing along the west line of said 2.39 acre tract, at a distance of 388.55 feet passing a 1/2-inch iron rod with unreadable cap found at the most northerly southwest corner of said 2.39 acre tract and the northwest corner of a called 4.9426 acre tract of land described in deed to Henry D. Nance Living Trust recorded in Volume 443, page 786 of the said Official Public Records, continuing along the west line of said 4.9426 acre tract at a distance of 830.16 feet passing a 1/2-inch iron rod found at the southwest corner of said 4.9426 acre tract and the northwest corner of a called 2.058 acre tract of land described in deed to Cody R. Frick recorded in Instrument No. 2012-122563 of the said Official Public Records, continuing along the west line of said 2.058 acre tract at a distance of 1043.39 feet passing a 1/2-inch iron rod found at the southwest corner of said 2.058 acre tract and the northwest corner of a called 2.0 acre tract of land described in deed to Keith Walters recorded in Volume 626, Page 330 of the said Official Public Records, continuing along the west line of said Walters tract in all a total distance of 1,253.71 feet to a point for corner in the north line of a called 7.46 acre tract of land described in deed to Jason Mayo recorded in Instrument no. 2009-091338 of the said Official Public Records;

THENCE, departing the said west line of Walters tract and along the north and the west lines of said 7.46 acre tract, the following four (4) calls:

South 87 degrees 47 minutes 51 seconds West, a distance of 423.81 feet to a 5/8-inch iron rod found at a re-entrant corner; said point also being the most northerly northwest corner of said 7.46 acre tract;

South 02 degrees 24 minutes 22 seconds East, a distance of 308.69 feet to a 5/8-inch iron rod found for corner; said point also being a re-entrant corner of said 7.46 acre tract;

South 87 degrees 41 minutes 54 seconds West, a distance of 353.00 feet to a point at a re-entrant corner; said point also being the most southerly northwest corner of said 7.46 acre tract;

South 29 degrees 30 minutes 11 seconds East, a distance of 109.06 feet to a point for corner in the south line of said Lot 23;

THENCE, South 88 degrees 12 minutes 47 seconds West, along the south line of said Lot 23, the south line of said Lot 24 and the south line of said Lot 25, a distance of 6,362.76 feet to a 1/2-inch

iron rod found for corner; said point also being the northeast corner of a called 0.585 acre tract of land described in deed to Texas Brine Corporation recorded in Volume 502, Page 82 of the said Official Public Records and the southeast corner of a called 5.824 acre tract of land described in deed to County of Matagorda recorded in Volume 390, Page 636 of the said Official Public Records;

THENCE, North 01 degrees 15 minutes 23 seconds West, along the east line of said 5.824 acre tract, a distance of 40.00 feet to a point at a re-entrant corner; said point also being the northeast corner of said 5.824 acre tract;

THENCE, along the north line of said 5.824 acre tract, the following two (2) calls:

South 88 degrees 11 minutes 00 seconds West, a distance of 4,281.80 feet to an angle point;

South 88 degrees 18 minutes 34 seconds West, a distance of 1,461.29 feet to a point for corner;

THENCE, North 56 degrees 35 minutes 13 seconds East, departing the north line of said 5.824 acre tract, over and across said Lots 27, 26, 12 and 13, a distance of 10,093.00 feet to a point for corner in the common line between said Lot 13 and Lot 6 of said the Subdivision of the Henry Parker League, Patent No. 731;

THENCE, along the said common line between Lot 13 and Lot 6, the following two (2) calls:

North 88 degrees 14 minutes 39 seconds East, a distance of 503.12 feet to an angle point;

North 87 degrees 49 minutes 42 seconds East, a distance of 1,300.82 feet to a 1/2-inch bolt found for corner; said point also being the northeast corner of said Lot 13 and the northwest corner of Lot 14 of said the Subdivision of the Henry Parker League;

THENCE, South 02 degrees 17 minutes 33 seconds East, along the common line between said Lot 13 and said Lot 14, a distance of 2,581.36 feet to a 1-inch iron rod found for corner in the said south line of Oleander Street; said point also being the southwest corner of said Lot 14, the southeast corner of said Lot 13, the northeast corner of said Lot 24 and the northwest corner of said Lot 23;

THENCE, North 87 degrees 35 minutes 09 seconds East, along the said south line of Oleander Street and the common line between said Lot 23 and said Lot 24, a distance of 2,768.91 feet to the POINT OF BEGINNING;

CONTAINING, 39,455,885 square feet or 905.783 acres of land, more or less.

Parcel 2:

The West Half (W/2) and the West Half of the East Half (W/2 of E/2) of Section No. 550, G. C. & S. F. R.R. Co. Survey (also known as Lot Nos 3, 4 and 5), Patent No. 86, Volume No. 11, Abstract No. 483, Matagorda County, Texas, containing 481.98 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 463.370 acre tract of land situated in Section No. 550, G. C. & S. F. R.R. Co. Survey, Patent No. 86, Volume No. 11, Abstract No. 483, Matagorda County, Texas; said tract also being part of a called 481.98 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 173, Page 205 of the Official Public Records of Matagorda County, Texas; said 463.370 acre tract being more particularly described as follows:

BEGINNING, at a 12-inch wood post found in the north right-of-way line of F.M. Highway 1468 and in an east line of said 481.98 acre tract;

THENCE, along the said north right-of-way line of F.M. Highway 1468, the following three (3) calls:

South 87 degrees 46 minutes 24 seconds West, a distance of 4,279.63 feet to an angle point;

North 87 degrees 40 minutes 45 seconds West, a distance of 1,719.70 feet to an angle point;

South 87 degrees 27 minutes 58 seconds West, a distance of 328.65 feet to a 2-inch iron pipe found for corner; said point also being in the west line of said 481.98 acre tract and in the common line between Section No. 550 and Section No. 549;

THENCE, North 04 degrees 07 minutes 05 seconds West, departing the said north right-of-way line of F.M. Highway 1468 and along the said west line of the 481.98 acre tract and said common line between Section No. 550 and Section No. 549, a distance of 3,268.97 feet to a 1 1/2-inch iron pipe found at the northwest corner of said 481.98 acre tract, in the south line of Section No. 552; said point also being the northwest corner of Section No. 550 and the northeast corner of Section No. 549;

THENCE, North 87 degrees 19 minutes 41 seconds East, along the common line between Section No. 550 and Section No. 552, a distance of 4,417.63 feet to a point for corner in the west line of Section No. 551; said point also being the southeast corner of Section No. 552 and the most westerly northeast corner of Section No. 550;

THENCE, along the common line between Section No. 550 and Section No. 551, the following Two (2) calls:

South 02 degrees 30 minutes 44 seconds East, a distance of 724.55 feet to a point at re-entrant corner;

North 87 degrees 02 minutes 32 seconds East, a distance of 1,971.58 feet to a point for corner; said point also being the most easterly northeast corner of said 481.98 acre tract;

THENCE, South 03 degrees 01 minutes 14 seconds East, along the east line of said 481.98 acre tract, a distance of 2,736.98 feet to the POINT OF BEGINNING;

CONTAINING, 20,184,410 square feet or 463.370 acres of land, more or less.

Parcel 3:

The West Half of the East Half (W/2 of E/2) of Section No. 552, G. C. & S. F. R.R. Co. Survey, Patent No. 254, Volume No. 16, Abstract No. 484, Matagorda County, Texas, containing 156.63 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 156.119 acre tract of land being the West Half of the East Half of Section No. 552, G. C. & S. F. R.R. Co. Survey, Patent No. 254, Volume No. 16, Abstract No. 484, Matagorda County, Texas; said tract also being all of a called 156.63 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 173, Page 205 of the Official Public Records of Matagorda County, Texas; said 156.119 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in apparent south line of County Road 425 (Lezak Road), in south line of said Section No. 552, in the north line of Section No. 550, G. C. & S. F. R.R. Co. Survey, Patent No. 86, Volume No. 11, Abstract No. 483, Matagorda County, Texas and in north line of a called 481.98 acre tract of land described in said Special Warranty Deed to South Texas land Limited Partnership; said point also being the southwest corner of said 156.119 acre tract and the southeast corner of a called 200.41 acre tract of land described in Special Warranty Deed to South Texas land Limited Partnership recorded in Instrument No. 2017-4232 of the said Official Public Records;

THENCE, North 02 degrees 31 minutes 16 seconds West, along the common line between said 156.119 acre tract and said 200.41 acre tract, at a distance of 2208.11 feet passing a 5/8-inch iron rod found at the northeast corner of said 200.41 acre tract of land the southeast corner of a called 115.64 acre tract of land described in deed to Ronnie Wind recorded in volume 438, page 683 of the said Official Public Records, continuing along the common line between said 156.119 acre tract and said 115.64 acre tract, in all a total distance of 3,474.51 feet to a 5/8-inch iron rod found for corner in the common line between said Section No. 552 and Section No. 554, Matagorda County, Texas; said point also being the northeast corner of said 115.64 acre tract;

THENCE, North 87 degrees 19 minutes 55 seconds East, departing the said common line between the 156.119 acre tract and the 115.64 acre tract and along the said common line between Section No. 552 and Section No. 554 and the north line of said 156.119 acre tract, a distance of 1,957.27 feet to a point for corner;

THENCE, South 02 degrees 31 minutes 16 seconds East, along the east line of said 156.119 acre tract, a distance of 3,474.51 feet to a 5/8-inch iron rod found for corner in the said south line of Section 552, in the said north line of Section No. 550 and in the said north line of the 481.98 acre tract;

THENCE, South 87 degrees 19 minutes 55 seconds West, along the said south line of Section 552, the said north line of Section No. 550, the said north line of the 481.98 acre tract and the south line of said 156.119 acre tract, a distance of 1,957.27 feet to the POINT OF BEGINNING;

CONTAINING, 6,800,542 square feet or 156.119 acres of land, more or less.

Parcel 4:

A called 200.41 acre tract of land situated in the William H. Gainer Survey No. 552, Abstract No. 484 in Matagorda County, Texas, being all of a called 200.00 acre tract of land conveyed to Brian J. Knipling in Clerks File No. 2012-7056 in Official Records of Matagorda County, Texas, being further described as the South 200 acres of the West half (W/2) of Survey No. 552, being that same real property specifically described in deed dated July 24, 2017 from Brian J. Knipling to South Texas Land Limited Partnership, recorded in Clerks File No. 2017-4232 of the Official Records, Matagorda County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" Iron Rod set in the West line of Survey No. 552, same being in the East line of a called 90.29 acre tract of land conveyed to Maurice Nicholas Mikeska, et al, in Volume 460, Page 765 In Official Records of Matagorda County, Texas, for the Southwest corner of a called 115.64 acre tract of land conveyed to Ronnie Wind, et al, in Volume 438, Page 683 in Official Records of Matagorda County, Texas and for the Northwest corner of this herein described tract;

THENCE: N 87° 19' 18" W - with the South line of said 115.64 acre tract, same being the North line of said 200.00 acre tract, a distance of 3,982.03 feet to a 5/8" Iron Rod set in the West line of a called 156.63 acre tract of land conveyed to South Texas Land Limited Partnership in Volume 173, Page 205 in Official Records of Matagorda County, Texas, for the Southeast corner of said 115.64 acre tract and for the Northeast corner of this herein described tract, from which a 3/4" Iron Pipe found for the Northeast corner of the West Half (W/2) of Survey No. 522 bears: N 02° 31' 15" W - a distance of 1,266.82 feet;

THENCE: S 02° 31' 16" E - with the West line of said 156.63 acre tract, same being the East line of said 200.00 acre tract, a distance of 2,208.11 feet to a 5/8" Iron Rod set in the apparent South line of County Road 425 (Lezak Road), same being in the South line of Survey No. 552, in the North line of a called 481.98 acre tract of land conveyed to South Texas Land Limited Partnership in Volume 173, Page 205 in Official Records of Matagorda County, Texas, for the Southwest corner of said 156.63 acre tract and for the Southeast corner of this herein described tract, from which a 5/8" Iron Rod found for the Southeast corner of said 156.63 acre tract bears: N 87° 19' 55" E - a distance of 1,957.44 feet;

THENCE: S 87° 19' 55" W - along the apparent South line of County Road 425 and with the South line of Survey 522, same being the North line of said 481.98 acre tract, a distance of 498.01 feet to a 1.5" Iron Pipe found for the Northwest corner of said 481.98 acre tract, for the Northeast corner of a called 40.00 acre tract of land conveyed to Mark Lezak, et ux, in Volume 468, Page 414 in Official Records of Matagorda County, Texas, same being the Northeast corner of the G.C.&S.F. R.R. Co. Survey No. 549, Abstract No. 460 and for an angle corner of this herein described tract;

THENCE: S 87° 17' 38" W - along the apparent South line of County Road 425 and with the South line of Survey No. 552, same being the North line of said 40.00 acre tract, passing a point for the Northwest corner of said 40.00 acre tract, same being the Northeast corner of a called 79.83 acre tract of land conveyed to Edward Lezak, et ux, in Volume 344, Page 548 in Deed Records of Matagorda County, Texas, continuing on course, a distance of 2,100.49 feet to a 1.5" Iron Pipe found for the Northwest corner of said 79.83 acre tract, same being the Northeast corner of a tract of land conveyed to Donald W. Roades, et ux, and being described as the East Half (E/2) of the West Half (W/2) of the East Half (E/2) of Survey No. 549 in Volume 488, Page 782 in Deed Records of Matagorda County, Texas and for an angle corner of this herein described tract;

THENCE: S 87° 21' 43" W - along the apparent South line of County Road 425 and with the South line of Survey No. 552, same being the North line of said Roades tract, at 1,050.61 feet, pass a 5/8" Iron Rod found for the Northwest corner of said Roades tract, same being the Northeast corner of a called 2.21 acre tract of land conveyed to Steven S. Wilson, et ux, in Volume 540, Page 717 In Official Records of Matagorda County, Texas, at 1,270.55 feet, pass a 5/8" Iron Rod found for the Northwest corner of said 2.21 acre tract, same being the upper Northeast corner of a tract of land conveyed to Henry Seifert, et ux, and being described as the West Half (W/2) of the West Half (W/2) of the East Half (E/2) of Survey No. 549, continuing on course, a total distance of 1,325.35 feet to a point in pasture for the Southwest corner of Survey No. 552, same being an interior corner of said Seifert tract and for the Southwest corner of this herein described tract;

THENCE: N 04° 01' 48" W - with the West line of Survey No. 552, same being the upper East line of said Seifert tract, crossing County Road 425, at 316.15 feet, pass a 5/8" Iron Rod found for the most Northerly Northeast corner of said Seifert tract, same being the Southeast corner of a called 96.85 acre tract of land conveyed to Maurice Nicholas Mikeska, et al, in Volume 545, Page 952 in Official Records of Matagorda County, Texas, at 1,893.45 feet, pass a 5/8" Iron Rod found for the Northeast corner of said 96.85 acre tract, same being the Southeast corner of said 90.29 acre tract, continuing on course, a total distance of 2,208.73 feet to the POINT OF BEGINNING, containing within these metes and bounds, 200.41 acres, more or less, of which approximately 5.65 acres are within County Road 425, leaving a net acreage 194.76 acres, more or less.

The foregoing tract of land is more particularly described by metes and bounds as follows:

DESCRIPTION, of a 200.371 acre tract of land situated in the William H. Gainer Survey, Abstract No. 484, Section 552 Matagorda County, Texas; said tract being all of a called 200.41 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Instrument No. 2017-4232 of the Official Public Records, Matagorda County, Texas; said 200.371 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the west line of said Section 552, same being in the east line of a called 90.29 acre tract of land conveyed to Maurice Nicholas Mikeska, et al, in Volume 460, Page 765 of the said Official Public Records, at the southwest corner of a called 115.64 acre tract of land conveyed to Ronnie Wind, et al, in Volume 438, Page 683 of the said Official Public Records and for the northwest corner of this herein described tract;

THENCE, North 87 degrees 19 minutes 17 seconds East, along the common line between said 200.41 acre tract and said 115.64 acre tract, a distance of 3,981.31 feet to a 5/8-inch iron rod found for corner in the west line of a called 156.63 acre tract of land described in deed to South Texas Land Limited Partnership recorded in Volume 173, Page 205 of the said Official Public Records; said point also being the southeast corner of said 115.64 acre tract;

THENCE, South 02 degrees 31 minutes 15 seconds East, departing the said common line between the 200.41 acre tract and the 115.64 acre tract and along the common line between said 200.41 acre tract and said 156.63 acre tract, a distance of 2,207.86 feet to a 5/8-inch iron rod found for corner in the south line of Lezak Road (County Road 424) and in the north line of a called 481.98 acre tract of land described in said deed to South Texas Land Limited Partnership recorded in Volume 173, Page 205; said point also being the southwest corner of said 156.63 acre tract;

THENCE, South 87 degrees 19 minutes 41 seconds West, departing the said common line between the 200.41 acre tract and the 156.63 acre tract and along the said south line of Lezak Road and along the common line between said 200.41 acre tract and said 481.98 acre tract, a distance of 497.87 feet to a 1-1/2-inch iron pipe found at an angle point; said point also being the northwest corner of said 481.98 acre tract and the northeast corner of a called 40 acre tract of land described in deed to Mark Lezak recorded in Volume 468, Page 414 of the said Official Public Records;

THENCE, South 87 degrees 17 minutes 28 seconds West, along the common line between the common line between said 200.41 acre tract and said 40 acre tract, at a distance of 1049.13 feet passing a 1/2-inch iron rod found at the northwest corner of said 40 acre tract and the northeast corner of a called 79.83 acre tract of land described in deed to Edward Lezak recorded in Volume 344, Page 548 of the said Official Public Records continuing along the common line between said 200.41 acre tract and said 79.83 acre tract, in all a total distance of 2,100.31 feet to a 1-1/2-inch iron pipe found at an angle point; said point also being the northwest corner of said 79.83 acre tract and the northeast corner of a 79.83 acre tract of land described in deed to Donald W. Roades recorded in Volume 488, Page 782 of the said Official Public Records;

THENCE, South 87 degrees 21 minutes 25 seconds West, along the common line between said 200.41 acre tract and said Roades tract, at a distance of 1050.48 feet passing a 5/8-inch iron rod found at the northwest corner of said Roades tract and the northeast corner of a called 2.21 acre tract of land described in deed to Steven S. Wilson recorded in deed recorded in Volume 540, Page 717 of the said Official Public Records, continuing along the common line between said 200.41 acre tract and said 2.21 acre tract, at a distance of 1270.60 feet passing a 5/8-inch iron rod found at the northwest corner of said 2.21 acre tract and a northeast corner of a tract of land conveyed to Henry Seifert, et ux, and being described as the West Half (W/2) of the West Half (W/2) of the East Half (E/2) of Survey No. 549, continuing in all a total distance of 1,325.27 feet to a point for

corner; said point also being the southwest corner of said Section 552 and an interior corner of said Seifert tract;

THENCE, North 04 degrees 01 minutes 19 seconds West, along the west line of said Section 552 and east line of said Seifert tract, crossing County Road 425, at a distance of 316.14 passing a 5/8-inch iron rod found at the southeast corner of a called 96.85 acre tract of land described in deed to Maurice Nicholas Mikeska, et al, in Volume 545, Page 952 of the said Official Public Records, continuing along the common line between said 200.41 acre tract and said 96.85 acre tract, at a distance of 1893.33 feet passing a 5/8-inch iron rod found at the northeast corner of said 96.85 acre tract and the southeast corner of said 90.29 acre tract, continuing along the common line between said 200.41 acre tract and said 90.29 acre tract, in all a total distance of 2,208.68 feet to the POINT OF BEGINNING;

CONTAINING, 8,728,144 square feet or 200.371 acres of land, more or less.

TRACT 3:

Parcel 1:

DESCRIPTION, of a 90.288 acre tract of land situated in the Matilda Morris Survey, Abstract No. 463, Section 563, Matagorda County, Texas; said tract being all of a called 90.29 acre tract of land described in Deed Of Gift to Maurice Nicholas Mikeska, Gerry Lynn Mikeska and Laurice Ann Mikeska Vacek recorded in Volume 460, Page 765 of the Official Public Records of Matagorda County, Texas; said 90.288 acre tract being more particularly described as follows:

BEGINNING, at to a 5/8-inch iron rod with "WESTWOOD PS" set for southwest corner of said 90.29 acre tract and being an angle point in the east right-of-way line of State Highway No. 71 (a variable width right-of-way); said point also being in the north line of a called 96.85 acre tract of land described in Deed Of Gift to Maurice Nicholas Mikeska, Gerry Lynn Mikeska and Laurice Ann Mikeska Vacek recorded in Volume 545, Page 952 of the said Official Public Records and being in a curve to the left;

THENCE, along the said east right-of-way line of State Highway No. 71, the following two (2) calls:

In a northerly direction, along said curve to the right, having a central angle of 02 degrees 26 minutes 03 seconds, a radius of 5,801.52 feet, a chord bearing and distance of North 01 degrees 20 minutes 58 seconds West, 246.46 feet, an arc distance of 246.48 feet to a point at the end of said curve;

North 02 degrees 34 minutes 02 seconds West, a distance of 85.48 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner in the south line of a called 1.799 acre tract of land recorded in Volume 597, Page 752 of the said Official Public Records;

THENCE, departing the said east right-of-way line of State Highway No. 71 and along the common line between said 90.29 acre tract, said 1.799 acre tract and a called 1.31 acre tract of

land recorded in in Volume 601, Page 803 of the said Official Public Records, the following three (3) calls:

North 87 degrees 26 minutes 44 seconds East, a distance of 424.21 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner;

North 02 degrees 33 minutes 16 seconds West, a distance of 316.00 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner;

South 87 degrees 26 minutes 44 seconds West, a distance of 424.28 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner in the said east right-of-way line of State Highway No. 71;

THENCE, along the said east right-of-way line of State Highway No. 71, the following three (3) calls:

North 02 degrees 34 minutes 02 seconds West, a distance of 775.28 feet to a 5/8-inch iron rod with "WESTWOOD PS" set at an angle point;

North 17 degrees 10 minutes 11 seconds East, a distance of 139.18 feet to a 5/8-inch iron rod with "WESTWOOD PS" set at an angle point; said point also being in the south line of a 60-foot Public Road;

North 02 degrees 34 minutes 02 seconds West, a distance of 30.00 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner in the centerline of said Public Road; said point also being in the north line of said Matilda Morris Survey, Abstract No. 463, Section 563 and in the south line of the W. E. Bell Survey, Abstract No. 473, Section 2;

THENCE, North 87 degrees 25 minutes 58 seconds East, along said Public Road, the north line of said Section 563, the south line of said Section 2 and the north line of said 90.29 acre tract, a distance of 2,502.73 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner from which a 5/8-inch rebar found bears South 88 degrees 05 minutes 37 seconds, a distance of 19.5 feet; said point also being the northeast corner of said 90.29 acre tract and the northwest corner of a called 115.64 acre tract of land described in deed to Ronnie Wind recorded in Volume 438, Page 683 of the said Official Public Records;

THENCE, South 04 degrees 01 minutes 19 seconds East, along the common line between said 90.29 acre tract and said 115.64 acre tract, at a distance of 1,269.34 feet passing a 5/8-inch rebar found at the southwest corner of said 115.64 acre tract and the northwest corner of a called 200.41 acre tract of land described in deed to South Texas Land Limited Partnership recorded in Document No. 2017-4232 of the said Official Public Records, continuing along the common line between said 90.29 acre tract and said 200.41 acre tract, in all a total distance of 1584.69 feet to a 5/8-inch rebar found for corner; said point also being the northeast corner of said 96.85 acre tract;

THENCE, South 87 degrees 25 minutes 59 seconds West, departing the said common line between the 90.29 acre tract and the 200.41 acre tract and along the common line between said 90.29 acre tract and said 96.85 acre tract, a distance of 2,595.20 feet to the POINT OF BEGINNING;

CONTAINING, 3,932,963 square feet or 90.288 acres of land, more or less.

Parcel 2:

DESCRIPTION, of a 96.851 acre tract of land situated in the Matilda Morris Survey, Abstract No. 463, Section 563, Matagorda County, Texas; said tract being all of a called 96.85 acre tract of land described in Deed Of Gift to Maurice Nicholas Mikeska, Gerry Lynn Mikeska and Laurice Ann Mikeska Vacek recorded in Volume 545, Page 952 of the Official Public Records of Matagorda County, Texas; said 96.851 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "WESTWOOD PS" set for the northwest corner of said 96.85 acre tract; said point also being an angle point in the east right-of-way line of State Highway No 71;

THENCE, North 87 degrees 25 minutes 59 seconds East, along the north line of said 96.85 acre tract, at a distance of 23.02 feet passing a 5/8-inch iron rod with "WESTWOOD PS" set at an angle point in the said east line of State Highway No 71 and the southwest corner of a called 90.29 acre tract of land described in Deed Of Gift to Maurice Nicholas Mikeska, Gerry Lynn Mikeska and Laurice Ann Mikeska Vacek recorded in Volume 460, Page 765 of the said Official Public Records, continuing along the common line between said 96.85 acre tract and said 90.29 acre tract, in all a total distance of 2,618.22 feet to a 5/8-inch rebar found for corner in the west line of a called 200.41 acre tract of land described in deed to South Texas Land Limited Partnership recorded in Document No. 2017-4232 of the said Official Public Records; said point also being the southeast corner of said 90.29 acre tract;

THENCE, South 04 degrees 01 minutes 19 seconds East, departing the said common line between the 96.85 acre tract and the 90.29 acre tract and along the common line between said 96.85 acre tract and said 200.41 acre tract, a distance of 1,577.19 feet to a 5/8-inch rebar found for corner;

THENCE, South 86 degrees 46 minutes 28 seconds West, departing the said common line between the 96.85 acre tract and the 200.41 acre tract and along the south line of said 96.85 acre tract and south margin of Lezak Road, a distance of 2,667.55 feet to a 5/8-inch iron rod with "WESTWOOD PS" set for corner;

THENCE, North 02 degrees 50 minutes 53 seconds West, along the west line of said 96.85 acre tract, at a distance of 58.6 feet passing a point in the north margin of said Lezak Road an the southeast corner of a called 3.0603 acre tract of land described in Partition Deed recorded in Volume 809, Page 344 of the said Official Public Records, continuing in all a total distance of 1,148.67 feet to a 5/8-inch iron rod with "WESTWOOD PS" set at an angle point in the said east line of State Highway No 71;

THENCE, North 02 degrees 34 minutes 02 seconds West, along the west line of said 96.85 acre tract, a distance of 224.71 feet to a 5/8-inch iron rod with "WESTWOOD PS" set at an angle point

in the said east line of State Highway No 71; said point also being in a non-tangent curve to the left;

THENCE, in a northerly direction, along said east line of State Highway No 71 and said curve to the left, having a central angle of 02 degrees 19 minutes 27 seconds, a radius of 5,779.65 feet, a chord bearing and distance of North 01 degrees 2 minutes 18 seconds East, 234.44 feet, an arc distance of 234.46 feet to the POINT OF BEGINNING;

CONTAINING, 4,218,834 square feet or 96.851 acres of land, more or less.

TRACT 4:

Easement, for the benefit of Parcels 1A and 1B of Tract 2, for ingress, egress and access, and for an electric transmission line, on, over, under and across the following tract of land, as granted and/or purported to be granted in that certain Transmission and Access Easement Agreement dated effective as of October 15, 2021 by and between South Texas Land Limited Partnership, a Nebraska limited partnership, as grantor, and Hillje Land Enterprises, LLC, a Delaware limited liability company, as grantee, recorded on even date herewith in the Official Records, Matagorda County, Texas over the following described land:

DESCRIPTION, of a 16.013 acre tract of land being part of Lot 27 of the Subdivision of the Henry Parker League, Patent No. 731, Volume No. 8, Abstract No. 68, Matagorda County, Texas; said also being part of a called 1,680 acre tract of land described in Special Warranty Deed to South Texas Land Limited Partnership recorded in Volume 173, Page 205 of the Official Public Records of Matagorda County, Texas, said 16.013 acre tract being more particularly described as follows:

COMMENCING, at a 4-inch pipe found in the west line of said Lot 27 at the northwest corner of a called 5.824 acre tract of land described in deed to County of Matagorda recorded in Volume 390, Page 636 of the said Official Public Records; said point also being the northeast corner of a called 0.158 acre tract of land described in deed to County of Matagorda recorded in Volume 386, Page 665 of the said Official Public Records;

THENCE, North 88 degrees 18 minutes 34 seconds East, along the north line of said 5.824 acre tract, a distance of 598.28 feet;

THENCE, North 56 degrees 35 minutes 13 seconds East, departing the north line of said 5.824 acre tract, a distance of 1,419.42 feet to the POINT OF BEGINNING;

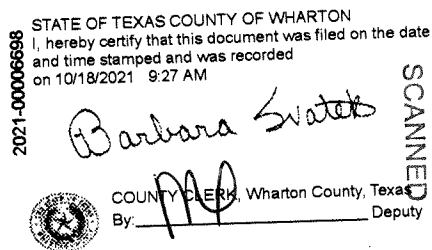
THENCE, North 33 degrees 24 minutes 47 seconds West, a distance of 1,179.17 feet;

THENCE, North 59 degrees 45 minutes 21 seconds East, a distance of 600.92 feet;

THENCE, South 33 degrees 24 minutes 47 seconds East, a distance of 1,145.95 feet;

THENCE, South 56 degrees 35 minutes 13 seconds West, a distance of 600.00 feet to the POINT OF BEGINNING;

CONTAINING, 697,535 square feet or 16.013 acres of land, more or less.



✓ AMTRUST TITLE COMPANY
5599 SAN FELIPE
STE 610
HOUSTON, TX 77056